



AGENDA

CITY OF SEASIDE
CITY COUNCIL

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Thursday, April 2, 2015
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL – ESTABLISHMENT OF QUORUM**

Ralph Rubio	Mayor
Ian N. Oglesby	Mayor Pro Tem
Dennis J. Alexander	Council Member
Jason Campbell	Council Member
David R. Pacheco	Council Member

3. **INVOCATION AND PLEDGE OF ALLEGIANCE**

4. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

5. **ORAL COMMUNICATIONS**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

6. **PUBLIC AGENCY COMMUNICATIONS**

This is a time specifically set aside for representatives of public agencies to make brief comments of general interest to the City Council and the community.

7. **PRESENTATIONS**

A. **MARCH 2015 HOUSE OF THE MONTH**

PURPOSE: The purpose of this item is to recognize Paul and Dorothy Elliot, owners of 1367 Mingo Avenue for beautifying and maintaining her property.

RECOMMENDATION: It is recommended that the Mayor present Paul and Dorothy

Elliot the March 2015 House of the Month award.

B. 2015 BUSINESS OF THE FIRST QUARTER AWARD

PURPOSE: To recognize HKM Properties LLC, owner of the Burger King restaurant located at 1090 Fremont Blvd. for upgrading, beautifying and maintaining the building and property.

RECOMMENDATION: It is recommended that the Mayor present the 2015 Business of the First Quarter Award to HKM Properties LLC located at 1090 Fremont Blvd.

C. RECOGNITION OF LEE MURRAY FOR HUMANITARIAN EFFORTS RELATED TO FIRE INCIDENT ON MARCH 13, 2015

PURPOSE: To present to Lee Murray a certificate in recognition of his humanitarian efforts related to a fire incident on March 13, 2015.

RECOMMENDATION: It is recommended that City Council recognize Lee Murray for his humanitarian efforts related to the fire incident on March 13, 2015.

D. STRATEGIC PLAN UPDATE PRESENTATION

PURPOSE: The purpose of this item is to provide the City Council and the public an update on the status of Strategic Plan Objectives.

RECOMMENDATION: It is recommended that the City Council receive the presentation and provide comments as appropriate.

8. CONSENT CALENDAR

The Consent Calendar includes routine items that can be approved with a single motion and vote. A member of the City Council or a member of the public may request that any time be pulled from the Consent Calendar for separate consideration.

A. APPROVE MINUTES OF MARCH 19, 2015 REGULAR MEETING

RECOMMENDATION: It is recommended that the minutes be reviewed and approved.

B. APPROVE AND FILE CITY CHECKS

PURPOSE: It is requested that the City Council approve and file the accounts payable and wired payments made during the period of March 9, 2015 through March 23, 2015. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of March 19, 2015. Total Accounts Payable and Payroll for the above referenced period is \$931,289.11.

RECOMMENDATION: It is recommended that the City Council approve and file the attached checks.

C. REVIEW AND CONSIDER APPROVAL OF CONTRIBUTION REQUEST FROM MAYOR'S YOUTH FUND FOR COMMUNITY PARTNERSHIP FOR YOUTH

PURPOSE: The purpose of this agenda item is for the City Council to consider a Three Thousand Dollar (\$3,000) request from Community Partnership for Youth for a donation from the Mayor's Youth Fund to help cover the costs of their Afterschool Program.

RECOMMENDATION: It is recommended that the City Council approve the request.

D. REVIEW AND CONSIDER APPROVAL OF CONTRIBUTION REQUEST FROM MAYOR'S YOUTH FUND FOR SEASIDE YOUTH FOOTBALL

PURPOSE: The purpose of this agenda item is for the City Council to consider a Three Thousand Dollar (\$3,000) request from Seaside Youth Football for a donation from the Mayor's Youth Fund.

RECOMMENDATION: It is recommended that the City Council approve the request.

E. CONSIDER A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE AMENDING THE MEETING TIME OF THE SEASIDE ART AND HISTORY COMMISSION

PURPOSE: The purpose of this resolution is to request that the Art and History Commission change the meeting date and time from the second Wednesday of the month, 5:30 p.m., to the second Tuesday of the month, 5:45 p.m. at the Oldemeyer Center, 986 Hilby Avenue.

RECOMMENDATION: It is recommended that the City Council adopt the resolution.

F. CONSIDERATION OF A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH ECONOMIC & PLANNING SYSTEMS INC. FOR PEER REVIEW SERVICES FOR THE MONTEREY DOWNS FISCAL AND ECONOMIC IMPACT ANALYSIS TO INCREASE THE CONTRACT AMOUNT BY \$13,600 TO PROVIDE ADDITIONAL ROUNDS OF PEER REVIEW

PURPOSE: The purpose of this item is for the City Council to consider executing a First Amendment to the Professional Services Agreement (the "PSA") entered into between the City of Seaside (the "City") and Economic & Planning Systems Inc. (the "Consultant") on June 6, 2013, to provide peer review services for the Monterey Downs Fiscal and Economic Impact Analysis provided by the project applicant.

RECOMMENDATION: It is recommended that the City Council adopt the attached resolution authorizing the City Manager to execute a First Amendment to the PSA with Economic & Planning Systems to complete the peer review process. The contract amount will be increased by \$13,600. Therefore, the maximum amount payable to EMC Planning Group under this Agreement is increased from \$27,000 to \$40,600.

9. BUSINESS ITEMS

A. DISCUSS WEST BROADWAY URBAN VILLAGE LIBRARY MIXED-USE PROJECT PHASE 3 PRESENTATION, RECEIVE PUBLIC COMMENT AND

PROVIDE DIRECTION

PURPOSE:

The purpose of this item is for the City Council to consider the Phase 3 Feasibility Study presentation from the previous City Council Meeting from Kosmont Companies regarding the viability of the proposed library, affordable housing and parking structure mixed-use development, given the dissolution of redevelopment as a funding source. This proposed use is a catalyst project identified in the West Broadway Urban Village (WBUV) Specific Plan.

RECOMMENDATION:

It is recommended that the City Council discuss the presentation from the consultant, allow for further public comment and provide staff direction as deemed appropriate.

B. CONSIDERATION OF A SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH RBF CONSULTING (MICHAEL BAKER INTERNATIONAL) FOR THE MONTEREY DOWNS AND HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT TO INCREASE THE NOT TO EXCEED CONTRACT AMOUNT BY \$55,595 TO COMPLETE THE DRAFT AND FINAL EIR

PURPOSE: The purpose of this item is for the City Council to consider a Second Amendment to the Professional Services Agreement (PSA) between the City of Seaside and RBF Consulting, Michael Baker International, for preparation of the Environmental Impact Report (EIR) for the Monterey Downs and Monterey Horse Park and Veterans Cemetery Specific Plan.

RECOMMENDATION: It is recommended that the City Council adopt the attached resolution authorizing the City Manager to execute a Second Amendment to the PSA with RBF Consulting, Michael Baker International, to expand the scope of work associated with completion of the Draft EIR and the Final EIR. The not to exceed contract amount will be increased by \$55,595. Therefore, the maximum amount payable to RBF under this Agreement is increased from \$620,330 to \$675,925.

C. CONSIDERATION OF A SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH EMC PLANNING GROUP INC. FOR PROJECT MANAGEMENT SERVICES FOR THE PROPOSED MONTEREY DOWNS, MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY PROJECT TO INCREASE THE CONTRACT AMOUNT BY \$96,120 TO COMPLETE APPLICATION AND ENTITLEMENT PROCESSING

PURPOSE: The purpose of this item is for the City Council to consider executing a Second Amendment to the Professional Services Agreement (the "PSA") entered into between the City of Seaside (the "City") and EMC Planning Group Inc (the "Consultant") on February 16, 2012, to provide project management services for the processing of land use entitlements and regulatory approvals for the proposed Monterey Downs, Monterey Horse Park and Central Coast Veterans Cemetery project. The First Amendment to the PSA was executed on May 15, 2014.

RECOMMENDATION: It is recommended that the City Council adopt the attached

resolution authorizing the City Manager to execute a Second Amendment to the PSA with EMC Planning Group Inc. to complete the application processing. The contract amount will be increased by \$96,120. Therefore, the maximum amount payable to EMC Planning Group under this Agreement is increased from \$370,085 to \$466,205.

D. CONSIDERATION OF OPTIONS FOR ENGAGING A DEVELOPER FOR 3.5+/- ACRES AT THE CORNER OF LIGHT FIGHTER DRIVE AND 1ST AVENUE IN THE FORMER FORT ORD

PURPOSE:

The purpose of this item is for the City Council to consider options for engaging a developer for 3.5+/- acres at the corner of Light fighter Drive and 1st Avenue in the Former Fort Ord (the "Site").

RECOMMENDATION:

It is recommended that the City Council receive staff's presentation and provide direction to staff as it deems appropriate.

E. DISCUSSION REGARDING CITY STAFF RESPONSE TO MAHONEY & ASSOCIATES LETTER OF INTEREST TO MARKET AND LIST SEASIDE EAST PROPERTY

PURPOSE: The purpose of this item is for the City Council to discuss City staff's response to the Marketing and Listing Proposal received from Mahoney & Associates on December 17, 2014.

RECOMMENDATION: It is recommended that the City Council receive staff's presentation, discuss the Mahoney & Associates' proposal, and provide staff direction as it deems appropriate.

10. MAYOR, CITY COUNCIL, CITY MANAGER AND CITY ATTORNEY COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS

This is a time specifically set aside for members of the City Council, the City Manager and City Attorney to make brief comments of general interest to the community, make requests that items be added to future City Council meeting agendas as necessary and report on committee assignments.

11. ADJOURNMENT

Next Regularly Scheduled Meeting:

April 16, 2015
Seaside City Hall
7:00 PM

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements. The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: <http://cvp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.A.

TO: City Council

FROM: John Dunn, City Manager

BY: Diana Ingersoll, Deputy City Manager Resource Management Services
Mark McClain, Building Official

DATE: April 2, 2015

SUBJECT: MARCH 2015 HOUSE OF THE MONTH

PURPOSE

The purpose of this item is to recognize Paul and Dorothy Elliot, owners of 1367 Mingo Avenue for beautifying and maintaining her property.

RECOMMENDATION

It is recommended that the Mayor present Paul and Dorothy Elliot the March 2015 House of the Month award.

BACKGROUND

The Neighborhood Improvement Program Commission's goals are to encourage citizens to beautify and upgrade their properties in order to positively influence property values and create a more livable environment in the community. One of the ways that the Commission accomplishes this goal is by recognizing outstanding examples of residential property maintenance and beautification through the House of the Month Award Program.

Each month the Neighborhood Improvement Program Commission selects an award recipient from a list of nominated homes. Paul and Dorothy Elliot, owners of 1367 Mingo Avenue, have been selected for the March 2015 House of the Month award.

FISCAL IMPACT

The fiscal impact is \$42.75 for the plaque from the NIPC 2014-2015 FY Budget.

ATTACHMENTS

1. 1367 Mingo Avenue Photo

Reviewed for Submission to the
City Council by:



John Dunn, City Manager





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.B.

TO: City Council

FROM: John Dunn, City Manager

BY: Diana Ingersoll, Deputy City Manager Resource Management Services
Mark McClain, Building Official

DATE: April 2, 2015

SUBJECT: 2015 BUSINESS OF THE FIRST QUARTER AWARD

PURPOSE

To recognize HKM Properties LLC, owner of the Burger King restaurant located at 1090 Fremont Blvd. for upgrading, beautifying and maintaining the building and property.

RECOMMENDATION

It is recommended that the Mayor present the 2015 Business of the First Quarter Award to HKM Properties LLC located at 1090 Fremont Blvd.

BACKGROUND

The Neighborhood Improvement Program Commission's goals are to encourage citizens and business owners to beautify and upgrade their properties in order to positively influence property values and create a more livable environment in the community. One of the ways that the Commission accomplishes this goal is by recognizing the outstanding examples of commercial property maintenance and beautification through the Business of the Quarter Award Program.

Each quarter, the Neighborhood Improvement Program Commission selects an award recipient from a list of nominated businesses. The Burger King restaurant located at 1090 Fremont Blvd. was selected as the Business of the First Quarter for 2015.

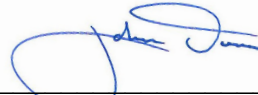
FISCAL IMPACT

The fiscal impact is \$42.75 for the plaque from the NIPC 2014-2015 FY Budget.

ATTACHMENTS

1. Burger King Photo
-

Reviewed for Submission to the
City Council by:



John Dunn, City Manager





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.C.

TO: City Council

FROM: John Dunn, City Manager

BY: Brian Dempsey, Fire Chief

DATE: April 2, 2015

**SUBJECT: RECOGNITION OF LEE MURRAY FOR HUMANITARIAN
EFFORTS RELATED TO FIRE INCIDENT ON MARCH 13, 2015**

PURPOSE

To present to Lee Murray a certificate in recognition of his humanitarian efforts related to a fire incident on March 13, 2015.

RECOMMENDATION

It is recommended that City Council recognize Lee Murray for his humanitarian efforts related to the fire incident on March 13, 2015.

BACKGROUND

On the morning of March 13, 2015 the fire department was dispatched to a reported vegetation fire in the wooded area of Laguna Grande Park. On arrival it was determined that there was indeed a fire in the wooded area at a homeless camp. Furthermore, it was discovered that three people received burn injuries, two were at scene and one left the area.

Lee arrived on scene to see if he could be assistance, he is very familiar with many of the homeless persons that frequent Laguna Grande, Roberts Lake and the Home Depot area. With a limited description of the third burn victim, Lee indicated he may know who this person is. During the incident, Lee searched the area to help locate this third burn victim but was unable to find them. Once the fire was extinguished and the original burn victims were treated and transported, all emergency personnel cleared and returned to quarters.

Lee did not give up and continued to search the area and found the third person, deep in the woods, closer to the bridge. Lee immediately called 911 and reported his location and stood by to guide in emergency personnel.

This patient was severely burned, in a great amount of pain and required air ambulance transport to a burn center. In the fire department's opinion, there is no doubt that if Lee had not found this patient they very likely could have succumbed to their injuries. We would like to express our sincere gratitude to Lee for his actions and share that he likely saved this person's life.

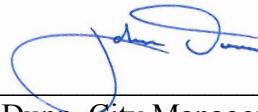
FISCAL IMPACT

No cost to the general fund.

ATTACHMENTS

1. There are no attachments.
-

Reviewed for Submission to the
City Council by:



John Dunn, City Manager



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.D.

TO: City Council

FROM: John Dunn, City Manager

BY: Brian Dempsey, Fire Chief
Daphne Hodgson, Deputy City Manager Administrative Services
Diana Ingersoll, Deputy City Manager Resource Management Services
Vicki Myers, Police chief

DATE: April 2, 2015

SUBJECT: STRATEGIC PLAN UPDATE PRESENTATION

PURPOSE

The purpose of this item is to provide the City Council and the public an update on the status of Strategic Plan Objectives.

RECOMMENDATION

It is recommended that the City Council receive the presentation and provide comments as appropriate.

BACKGROUND

In 2002, the City Council adopted its first strategic plan in order to focus resources toward the accomplishment of the City's key goals. Every six months since the City Council has updated its Strategic Plan. On February 3, 2015, the City Council and the Executive Team held a Strategic Planning Session to revise and update the Plan. The City Council received a presentation on the updated plan on February 19, 2015. This presentation will provide the City Council and the public a status report on the objectives in the current six-month plan.

The City Council reaffirmed the City's mission statement:

The City of Seaside is dedicated to providing excellent municipal services that enhance the quality of life for our diverse community.

And the City's vision statement:

The City of Seaside will be a prosperous and fiscally sound, family-oriented community with a

full range of housing, business, cultural and recreational opportunities in a safe and attractive environment for residents and visitors.

At the August 19, 2014 Strategic Planning session the City Council considered the elements that define the City's vision statement:

- ***Have quality retail and light industrial development:*** Main Gate, Trade and Expo Center, Seaside Resort, 26 Acres, Surplus II, Seaside East
- ***Have adequate water available Be a safe city***
- ***Have more jobs and higher paying jobs in Seaside***
- ***Be a city with adequate sports facilities and youth activities***
- ***Have a "real" downtown:*** (a community gathering place; a congregation of traffic with desired uses), West Broadway Urban Village, including a library, cultural center, improved appearance of commercial thoroughfares, trees, flowers, mixed use residential, commercial and retail development

The City Council reaffirmed the elements of the vision statement. In addition, the City Council reaffirmed the following three-year goals:

THREE-YEAR GOALS

2014-2017

not in priority order

- **Provide an increasingly safe community**
- **Create vibrant, sustainable economic development**
- **Provide leadership to obtain a sufficient water supply for desired development and quality of life**
- **Develop and implement a Quality Infrastructure Improvement Program**
- **Achieve and sustain fiscal health and wellness**

For each goal, specific and measurable objectives have been established for the next six-month period. Reports on the progress being made toward accomplishing the goals will be provided to the City Council on a regular basis. These reports provide the City Council and staff an opportunity to monitor progress, as well as revise objectives and timelines as conditions warrant.

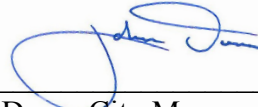
The next Strategic Planning Session for the City Council is scheduled for Wednesday, July 29, 2015, at 8:30 a.m. at the Oldemeyer Center.

FISCAL IMPACT

There is no direct fiscal impact associated with this item.

ATTACHMENTS

Reviewed for Submission to the
City Council by:



John Dunn, City Manager



FINAL MINUTES

CITY OF SEASIDE
CITY COUNCIL

REGULAR MEETING
COUNCIL CHAMBER
Thursday, March 19, 2015
7:00 PM

1. **CALL TO ORDER**

The meeting was called to order at 7:00 PM.

2. **ROLL CALL – ESTABLISHMENT OF QUORUM**

PRESENT: Alexander, Campbell, Oglesby, Pacheco, Rubio

ABSENT: None

3. **INVOCATION AND PLEDGE OF ALLEGIANCE**

Pastor Kenneth Murray provided the invocation.

4. **REVIEW OF AGENDA**

City Manager Dunn requested that Item 8E on the Consent Agenda be taken off the Consent Agenda and taken up as a Business Item.

5. **ORAL COMMUNICATIONS**

Mayor Rubio invited public comment for items not on the agenda.

- Calvin Fahey spoke to his efforts to obtain safe access to medicinal cannabis in the community and wants the community to know he is available for communication and public outreach regarding the topic.
- Ruthie Watts reminded the Council and the Public of the NAACP 43rd Gala event on Saturday March 21st and invited everyone to attend.
- Bill Weigle requested the Council consider the issues regarding horse racing practices and spoke against the development project Monterey Downs.
- Anjelica Chavez from the Monterey County Health Department informed the Council that members of the new ENLACE program were in attendance.
- Kenneth Murray acknowledged all the young people in the audience. He expressed concern that No Trespassing signs have been posted at the City Center Plaza that are discouraging frequenting of the businesses and encouraged changing them to "no loitering".
- Resident expressed frustration that during the last City Council meeting the ENA extension for Monterey Downs agenda item, the public comment time was reduced to 2:00 minutes for each speaker.
- Kay Klein spoke to the ENLACE graduation and spoke to the success of the program. She expressed gratitude that the Health Department for their involvement and announced another eight week session will start on April 30th.
- Resident spoke to shocking pictures of the treatment of race horses and to the inhumane treatment of race horses. He discouraged allowing the Monterey Downs project to proceed.
- Ray Dandridge spoke to his first Seaside council meeting attended in 1963, to the roles and authorities of the City Council, City Manager and staff. He thanked the Pool staff for their efforts to keep him informed of pool closures and thanked the Council for their vote on the Monterey Downs ENA Extension during the March 5th City Council Meeting.

Mayor Rubio closed public comment and responded to public comments made.

6. **PUBLIC AGENCY COMMUNICATIONS**

None.

7. **PRESENTATIONS**

A. **2014 YEAR IN REVIEW FOR THE CITY OF SEASIDE FIRE DEPARTMENT**

Fire Chief Dempsey spoke to the Seaside Fire Department Year End Presentation for 2014. He outlined the organization chart, at a glance statistics, call volume, inspection activities, and spoke to the increase for the inspection of solar panels, smoke alarm installations. He reported on the new Car Seat Installation program as a way to reduce trauma occurrences and spoke to grants applied for an awarded. He informed the Council that the City's insurance rating has been upgraded positively due to increased training hours, operational changes made, maintenance to the water system, and mutual and auto aid agreements, and risk prevention through inspections and prevention services. Finally, Chief Dempsey encouraged the public to sign up for the Alert Monterey county emergency notification system program.

The Council requested that information regarding the insurance rating change be proactively distributed to the residents, as it benefits them directly. Council Member Alexander thanked the Seaside Fire Department and the Fire Chief for their efforts to support the Monterey Bay Red Cross.

B. **2014 YEAR IN REVIEW FOR THE CITY OF SEASIDE POLICE DEPARTMENT**

Police Chief Myers spoke to the 2014 Year in Review for the Seaside Police Department. She announced the recipients of annual awards, spoke to the additions to the fleet, and equipment supplies, to the updated preferred Carry Policy, and outlined the events facilitated including the Prescription Drug Turn In Event and National Night Out. She also reported on the new positions created and provided an update on the hiring process. Ms. Myers reminded the Council of the Award of the CalGRIP Grant of 1.32 Million grant targeting youth violence prevention. She provided details regarding the Uniform Crime Report for Part I and Part II crimes, and other statistics for the Department. She closed by outlining the 2015 Departmental goals. Chief Myers answered questions from the Council.

8. **CONSENT CALENDAR**

Council Member Pacheco requested clarification regarding Item C.

Mayor Rubio invited comments from the public on Consent Calendar.

- Seaside High School Swim Instructor Molly spoke representing the Swim Team coach thanking the Council for their support. She indicated that the season has begun and are hoping to win their second meet tomorrow.

Mayor Rubio requested the team report back after the equipment is purchased. Council Member Pacheco spoke to the diversity of the team and in support of the team by the student presence in the audience.

On motion by Council Member Alexander and seconded by Mayor Pro Tem Oglesby and passed by the following vote, the City Council approved the consent calendar as presented except for 8E which has become 9 F under business items.

RESULT:	Approve
MOVER:	Council Member Dennis Alexander
SECONDER:	Mayor Pro Tem Ian Oglesby
AYES:	Ralph Rubio, Ian Oglesby, Dennis Alexander, Jason Campbell, Dave Pacheco
ABSENT:	None

A. APPROVE MINUTES OF MARCH 5, 2015 REGULAR MEETING

Action: Approved

B. APPROVE AND FILE CHECKS

Action: Accepted

C. CONSIDERATION OF A MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM SEASIDE HIGH SCHOOL SWIM TEAM

Action: Approved

D. A RESOLUTION APPROPRIATING \$24,482 FROM THE GENERAL FUND RESERVE, UTILIZING \$80,418 OF ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM FUNDS AND AWARDING A CONSTRUCTION CONTRACT TO COSCO FIRE PROTECTION FOR AN AMOUNT NOT TO EXCEED \$104,900 FOR CONSTRUCTION OF FIRE SPRINKLER SYSTEM FOR THE SEASIDE FIRE STATION

Action: Approved Resolution 15-26 and Authorized Agreement

E. AUTHORIZE THE CITY MANAGER TO SUBMIT A LETTER TO MONTEREY COUNTY TO PRESERVE THE CITY OF SEASIDE'S RIGHTS REGARDING 9-1-1 EMERGENCY COMMUNICATION SERVICES BY POSSIBLY WITHDRAWING FROM THE MONTEREY COUNTY EMERGENCY COMMUNICATIONS CENTER BY JULY 1, 2017

Action: Moved to Business Items.

F. CONSIDERATION OF AN ENCROACHMENT AGREEMENT WITH MARK WOLTMON, AN INDIVIDUAL, TO ALLOW FOR THE CONSTRUCTION AND MAINTENANCE OF A PARKING AREA, LANDSCAPING AND PEDESTRIAN PATHWAY IMPROVEMENTS WITHIN THE UNIMPROVED LASALLE AVENUE PUBLIC RIGHT OF WAY BETWEEN DEL MONTE BOULEVARD AND THE CITY LIMIT LINE WITH THE CITY OF SAND CITY

Action: Approved Resolution 15-16 and Authorized Agreement

G. ADOPT RESOLUTION APPROVING MID YEAR BUDGET ADJUSTMENTS AND FORMALIZING DIRECTIONS GIVEN DURING THE MID YEAR BUDGET REVIEW.

Action: Adopted Resolution 15-28

9. BUSINESS ITEMS

A. HOMESLESS ISSUE IN SEASIDE AND ON THE MONTEREY PENINSULA

City Manager Dunn spoke to the homeless issue that the community is facing, and noted that the presentation is in response to the City Council's request. He discussed the matrix of over 40 agencies on the Monterey Peninsula providing varied services to homeless individuals and families. Ms. Katherine Theoeni, Executive Director of the Coalition of Homeless Service Providers provided an overview of homelessness in Monterey County and noted that the data from the 2015 Homeless Census is being compiled and will be available within ninety days. She spoke in support of the existing service providers but expressed concern that because there is a lack of affordable housing, homelessness will persist in our region. Ms. Theoeni distributed the Coalition's adopted Consolidated Plan to Address Homelessness and answered questions of the Council.

Mayor Rubio acknowledged the need for action on this issue and spoke to his proposal to the Mayor Association for a "Mayor's Challenge for Homeless Vets" explaining that the Monterey County Mayors have endorsed the challenge, which entails working with national and state organizations that works toward ending homelessness for veterans.

Council Member Pacheco identified the five organizations that are funded through the Homeless Challenge Grant that all are working together to meet the goals of ending homelessness, including veteran homelessness, by end of 2015. He questioned Ms. Theoni if she thought the problem was continuing to grow, and questioned the level of homeless children in Seaside.

Council Member Campbell spoke to his understanding that veterans make up a large portion of homeless, but acknowledged that organizations who address homelessness also address vets needs. He spoke in support of regional collaboration.

Council Member Alexander spoke to police efforts to work with individuals who are experiencing homelessness and spoke in support of a combination of services to provide more officers more tools to assist to which Ms. Theoni explained the Monterey Homeless Exchange that pulled together law enforcement and social service providers to address people individually. Council Member Alexander spoke in support of a combination of housing and employment opportunities. Council member Campbell indicates that we should consider acting sooner rather than later. Mayor Pro Tem Oglesby expressed support of a comprehensive approach.

Mayor Rubio invited Public Comment on the item.

- Bill Leoni requested that the Council take action to provide support for homeless individuals in Seaside and that homelessness and hunger have lasting effects on our community.
- Ruthie Watts spoke to the services provided by the Salvation Army and other organizations, but expressed concern regarding housing for youth.
- Ken Murray explained his Only Way Outreach Ministry, commended the City for taking up the issue and extended an offer to work with the City, beyond assisting veterans, but youth as well. He spoke to strategic collaboration with the Police Departments on the Peninsula to address the issue on an individual level.

Mayor Rubio questioned the Council's intent regarding what level of resources can the City commit as he spoke to the different organizations that provide services. He questioned the intent to provide for immediate service reprieve or long term impacts.

Council member Campbell made a motion requesting that we provide money to the Pacific Grove Homeless Challenge Grant at a rate of \$.50 per resident, for a total of \$16,500, seconded by Council Member Pacheco. Mayor Rubio clarified that it is not agendaized for action but for Direction. City Attorney Freeman indicated the Council could direct staff to bring back for approval at the next meeting.

Council Member Pacheco requested that the City Donate \$2,500 per group funded through the Homeless Challenge Grant and \$3,500 for the Veterans Transition Center. He expressed frustration that the Council has delayed a decision for 18 months and encouraged taking action.

Mayor Rubio acknowledged the two options presented and requested clarification from the Council regarding 1) to what level are we going to impact our budget to accomplish 2) what vehicle are we going to use and 3) should the council wait for the data from the census to decide the first two.

Mayor Pro Tem Oglesby disagreed with Council Member Campbell's suggestion expressing frustration that there is no coordination with the spending of money to ensure it stay's in Seaside and prefers a more comprehensive, consistent plan of support for multiple years. Council Member Alexander agreed noting there is a lot of energy into bringing service to people that are homeless but is not contributing to reducing homelessness. Wants to focus efforts on preventing or reducing

homelessness.

Council Member Pacheco repeated his request to donate \$2,500 IHelp, The Gathering Place, One Starfish Safe Parking Program and the Coalition for Homeless Service Providers and \$3,500 for the Veterans Transition Center for a total of \$16,000 explaining that all have made presentations previously about their services and that the Goal of the Coalition is to build the multi-prong approach to make a larger impact.

Mayor Pro Tem Oglesby requested tabling a decision for 90 days until the Census data is released. Mayor Rubio and Council Member Alexander agreed. Council Members Campbell and Pacheco disagreed.

B. RECEIVE WEST BROADWAY URBAN VILLAGE LIBRARY MIXED-USE PROJECT PHASE 3 PRESENTATION AND REPORT

Economic and Community Development Manager Brinton explained the purpose of the item to receive the Phase 3 Feasibility presentation regarding The West Broadway Urban Village (WBUV) mixed use project identified as a catalyst project in the WBUV specific plan adopted in 2010. Consultant Ken Hera, Senior Vice President, Kosmont Companies presented the Phase three Feasibility presentation providing a background and project update, prior site and conceptual design, Phase I financial feasibility findings and next steps.

The consultant financially reanalyzed the funding sources and leveragability of new financing opportunities including cap and trade options and the result is now a significant gap of \$6.6. million on a \$26 million project. He explained his analysis of possibility including a mixed affordable and market rate funded project, but that increased the gap. He explained the transit station is a critical path item for the current funding feasibility. He identified 9 potential funding sources that could be explored to reduce the funding gap.

Mr. Hera did explain the legislation that re-allows enhanced infrastructure financing districts which can utilize and leverage tax increment that was lost with the dissolution of the RDA and encouraged possibly considering. Mr. Hera outlined his final findings in the summary then answered questions from the Council.

The Council discussed the history of the library placement, the history of the funding and the purpose of the catalyst to kick off the downtown project. They acknowledged the difficulty to fill such a funding gap when many funding opportunities are dependent upon specific components working out with precision. for next steps, the Council requested to look at the public private partnerships in association with the affordable component as well as requested staff to focus on identifying options for grant opportunities and attempting to secure them. Mr. Hera responded that EDA grant dollars could help with the connection strategy.

Mayor Rubio invited comments from the public.

Sandra Weaver, President from the Friends of the Seaside library, spoke to the contingencies involved, and expressed concern that this project will not succeed if the economy did not turn around. She spoke to the previous library stand alone costs of 9 million, without a parking structure.

Mayor Rubio recessed the meeting at 9:53 PM.

C. CONSIDERATION OF OPTIONS FOR ENGAGING A DEVELOPER FOR 3.5+/- ACRES AT THE CORNER OF LIGHT FIGHTER DRIVE AND 1ST AVENUE IN THE FORMER FORT ORD

Action: Tabled

**D. DISCUSSION REGARDING CITY STAFF RESPONSE TO MAHONEY & ASSOCIATES
LETTER OF INTEREST TO MARKET AND LIST SEASIDE EAST PROPERTY**

Action: Tabled

**10. MAYOR, CITY COUNCIL, CITY MANAGER AND CITY ATTORNEY COMMENTS AND
REPORTS ON COMMITTEE ASSIGNMENTS**

11. ADJOURNMENT

The meeting was adjourned at 10:02 PM.

Respectfully submitted,

Lesley E. Milton-Rerig, City Clerk

Ralph Rubio, Mayor



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.B.

TO: City Council

FROM: John Dunn, City Manager

BY: Michael Lewis, Accounts Payable

DATE: April 2, 2015

SUBJECT: APPROVE AND FILE CITY CHECKS

PURPOSE

It is requested that the City Council approve and file the accounts payable and wired payments made during the period of March 9, 2015 through March 23, 2015. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of March 19, 2015. Total Accounts Payable and Payroll for the above referenced period is \$931,289.11.

RECOMMENDATION

It is recommended that the City Council approve and file the attached checks.

BACKGROUND

In accordance with Government Code Section 37208, at each City Council meeting the Council is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, I hereby certify that the above referenced (and attached) list of checks conforms to the approved budget and has been paid. These checks are hereby submitted to the City Council for inspection and confirmation.

A description of the checks and wires exceeding \$10,000 follow:

- \$599,691.22 for payroll and benefits;
- \$17,119.00 to E2 Consulting Engineers, Inc. for Seaside County Sanitation District (SCSD) work related to Angelus Way and the Del Monte Lift Station Upgrade;
- \$14,876.73 to the Monterey County Convention and Visitors Bureau for the January

2015 Tourism Improvement District (TID) payment;

- \$28,367.60 to Monterey Peninsula Engineers for work related to the Broadway Street Rehabilitation Project;
- \$45,013.07 to Pacific Gas & Electric for payment of utilities used from January 26, 2015 through February 24, 2015;
- \$23,233.43 to the City of Salinas for the City of Seaside's cost share for the Self-Contained Breathing Apparatus (SCBA) grant, and;
- \$39,516.79 to U.S. Bank-Calcard for the March 22, 2015 statement.

The remaining checks, totaling \$141,691.31 include payments to vendors for operating expenditures.

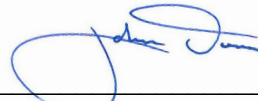
FISCAL IMPACT

The listed checks have been budgeted and paid from the various funds, as appropriate.

ATTACHMENTS

1. Council Report
-

Reviewed for Submission to the
City Council by:



John Dunn, City Manager

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
A & R PLUMBING, INC.	3/11/15	MAIN LINE STOPPAGE 1 SYLV	GENERAL FUND	GOVERNMENT BLDGS DIV	168.50_
				TOTAL:	168.50
AD CLUB	3/18/15	INVOICE #	GENERAL FUND	CITY MANAGER	983.19_
				TOTAL:	983.19
ADVANCED AIR, INC.	3/18/15	LABOR- 4235 GIGGLING	POMA & DMDC FUND	POMA/DMDC	255.00
	3/18/15	LABOR- POM BRAC BUILDING	POMA & DMDC FUND	POMA/DMDC	261.11_
				TOTAL:	516.11
AFLAC	3/18/15	AFLAC PRE-TAX PRODUCT	GENERAL FUND	NON-DEPARTMENTAL	1,794.42
	3/18/15	AFLAC PRE-TAX PRODUCT	GENERAL FUND	NON-DEPARTMENTAL	3,862.32
	3/18/15	AFLAC AFTER-TAX PRODUCT	GENERAL FUND	NON-DEPARTMENTAL	1,550.30
	3/18/15	AFLAC AFTER-TAX PRODUCT	GENERAL FUND	NON-DEPARTMENTAL	2,296.70
	3/18/15	AFLAC PRE-TAX PRODUCT	LAGUNA GRANDE PKG	NON-DEPARTMENTAL	4.98
	3/18/15	AFLAC PRE-TAX PRODUCT	LAGUNA GRANDE PKG	NON-DEPARTMENTAL	11.34
	3/18/15	AFLAC AFTER-TAX PRODUCT	LAGUNA GRANDE PKG	NON-DEPARTMENTAL	2.84
	3/18/15	AFLAC AFTER-TAX PRODUCT	LAGUNA GRANDE PKG	NON-DEPARTMENTAL	6.33
	3/18/15	AFLAC PRE-TAX PRODUCT	POMA & DMDC FUND	NON-DEPARTMENTAL	38.61
	3/18/15	AFLAC PRE-TAX PRODUCT	POMA & DMDC FUND	NON-DEPARTMENTAL	93.09
	3/18/15	AFLAC AFTER-TAX PRODUCT	POMA & DMDC FUND	NON-DEPARTMENTAL	9.00
	3/18/15	AFLAC AFTER-TAX PRODUCT	POMA & DMDC FUND	NON-DEPARTMENTAL	62.42
	3/18/15	AFLAC PRE-TAX PRODUCT	STREETS FUND	NON-DEPARTMENTAL	62.28
	3/18/15	AFLAC PRE-TAX PRODUCT	STREETS FUND	NON-DEPARTMENTAL	82.11
	3/18/15	AFLAC AFTER-TAX PRODUCT	STREETS FUND	NON-DEPARTMENTAL	23.21
	3/18/15	AFLAC AFTER-TAX PRODUCT	STREETS FUND	NON-DEPARTMENTAL	56.70
	3/18/15	AFLAC PRE-TAX PRODUCT	CA SUPP LAW ENF. F	NON-DEPARTMENTAL	6.99
	3/18/15	AFLAC PRE-TAX PRODUCT	CA SUPP LAW ENF. F	NON-DEPARTMENTAL	6.84-
	3/18/15	AFLAC AFTER-TAX PRODUCT	CA SUPP LAW ENF. F	NON-DEPARTMENTAL	14.62
	3/18/15	AFLAC AFTER-TAX PRODUCT	CA SUPP LAW ENF. F	NON-DEPARTMENTAL	14.30-
	3/18/15	AFLAC PRE-TAX PRODUCT	STORMWATER FUND	NON-DEPARTMENTAL	31.71
	3/18/15	AFLAC PRE-TAX PRODUCT	STORMWATER FUND	NON-DEPARTMENTAL	11.23-
	3/18/15	AFLAC AFTER-TAX PRODUCT	STORMWATER FUND	NON-DEPARTMENTAL	13.61
	3/18/15	AFLAC AFTER-TAX PRODUCT	STORMWATER FUND	NON-DEPARTMENTAL	74.22
	3/18/15	AFLAC PRE-TAX PRODUCT	WATER FUND	NON-DEPARTMENTAL	40.87
	3/18/15	AFLAC PRE-TAX PRODUCT	WATER FUND	NON-DEPARTMENTAL	100.49
	3/18/15	AFLAC AFTER-TAX PRODUCT	WATER FUND	NON-DEPARTMENTAL	5.64
	3/18/15	AFLAC AFTER-TAX PRODUCT	WATER FUND	NON-DEPARTMENTAL	25.55
	3/18/15	AFLAC PRE-TAX PRODUCT	EQUIPMT MAINT FUND	NON-DEPARTMENTAL	1.62
	3/18/15	AFLAC PRE-TAX PRODUCT	EQUIPMT MAINT FUND	NON-DEPARTMENTAL	67.65
	3/18/15	AFLAC AFTER-TAX PRODUCT	EQUIPMT MAINT FUND	NON-DEPARTMENTAL	81.71
	3/18/15	AFLAC PRE-TAX PRODUCT	SAN. DISTRICT GEN.	NON-DEPARTMENTAL	6.39
	3/18/15	AFLAC PRE-TAX PRODUCT	SAN. DISTRICT GEN.	NON-DEPARTMENTAL	0.06
	3/18/15	AFLAC AFTER-TAX PRODUCT	SAN. DISTRICT GEN.	NON-DEPARTMENTAL	1.85
	3/18/15	AFLAC AFTER-TAX PRODUCT	SAN. DISTRICT GEN.	NON-DEPARTMENTAL	20.42
	3/18/15	AFLAC PRE-TAX PRODUCT	SA MERGED CAPITAL	NON-DEPARTMENTAL	11.26
	3/18/15	AFLAC AFTER-TAX PRODUCT	SA MERGED CAPITAL	NON-DEPARTMENTAL	6.61
	3/18/15	AFLAC PRE-TAX PRODUCT	SA MERGED - LMIHF	NON-DEPARTMENTAL	3.29
	3/18/15	AFLAC PRE-TAX PRODUCT	SA MERGED - LMIHF	NON-DEPARTMENTAL	3.31
	3/18/15	AFLAC AFTER-TAX PRODUCT	SA MERGED - LMIHF	NON-DEPARTMENTAL	2.84
	3/18/15	AFLAC AFTER-TAX PRODUCT	SA MERGED - LMIHF	NON-DEPARTMENTAL	0.70_
				TOTAL:	10,445.69
AGRI-TRADE SCHOOL	3/11/15	SAND BLAST, PRIME & PAINT	EQUIPMT MAINT FUND	EQUIP MAINT DIV	1,900.46_
				TOTAL:	1,900.46

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
AIRTEC SERVICE	3/11/15	NEW MIX AIR CONTROLLER	GENERAL FUND	GOVERNMENT BLDGS DIV	4,640.00_
				TOTAL:	4,640.00
ALLSTAR FIRE EQUIPMENT IN	3/18/15	SCOTT SPECTACLE KIT	GENERAL FUND	FIRE DEPARTMENT	113.93_
				TOTAL:	113.93
ALTIUS MEDICAL	3/11/15	BIOHAZARDOUS WASTE P/UP	GENERAL FUND	POLICE DEPARTMENT	99.00_
				TOTAL:	99.00
AMERICAN LOCK & KEY	3/11/15	FIRE STATION SLIDING DOOR	GENERAL FUND	GOVERNMENT BLDGS DIV	75.00_
				TOTAL:	75.00
AMERICAN SUPPLY COMPANY	3/18/15	MISC SUPPLIES	GENERAL FUND	PARKS DIV	99.82
	3/18/15	MISC SUPPLIES	GENERAL FUND	PARKS DIV	134.25
	3/18/15	TP DISPENSER	POMA & DMDC FUND	POMA/DMDC	71.18_
				TOTAL:	305.25
ANGELA IRVING	3/11/15	RIBBON CUTTING	GENERAL FUND	YOUTH & EDUCATION CTR	150.00_
				TOTAL:	150.00
ARROWHEAD EMBLEMS	3/11/15	100 SHOULDER PATCHES	GENERAL FUND	POLICE DEPARTMENT	245.28_
				TOTAL:	245.28
AT&T	3/18/15	PD TO VERIZON DATA CONNEC	GENERAL FUND	POLICE DEPARTMENT	308.54
	3/18/15	PD TO COUNTY DATA CONNECT	GENERAL FUND	POLICE DEPARTMENT	220.52
	3/11/15	FEB 28- MAR 27, 2015	SAN. DISTRICT GEN.	SANITATION DISTRICT	49.89
	3/11/15	FEB 28- MAR 27, 2015	SAN. DISTRICT GEN.	SANITATION DISTRICT	49.89
	3/11/15	FEB 28- MAR 27, 2015	SAN. DISTRICT GEN.	SANITATION DISTRICT	49.89_
				TOTAL:	678.73
BAUER COMPRESSORS, INC.	3/18/15	COMPRESSOR SERVICE	GENERAL FUND	FIRE DEPARTMENT	1,860.00
	3/18/15	COMPRESSOR SERVICE	GENERAL FUND	FIRE DEPARTMENT	1,633.58_
				TOTAL:	3,493.58
BETTER BRANDS FOOD PRODUCTS, INC.	3/11/15	CONSUMABLES	SENIOR PROGRAMS	INVALID DEPARTMENT	198.76-
	3/11/15	CONSUMABLES	SENIOR PROGRAMS	INVALID DEPARTMENT	801.61
	3/11/15	CONSUMABLES	SENIOR PROGRAMS	INVALID DEPARTMENT	204.00_
				TOTAL:	806.85
BLAKE SARDINA	3/11/15	REMAINING MILEAGE OWED	GENERAL FUND	FIRE DEPARTMENT	50.29_
				TOTAL:	50.29
BROWNSTEIN/HYATT/FARBER/SCHRECK	3/18/15	SEASIDE WATER SYSTEM	SA FORT ORD CAPITA	FORT ORD SUCCESSOR AGE	1,191.00_
				TOTAL:	1,191.00
BUDGET BLINDS OF MONTEREY	3/11/15	BLINDS INSTALL- BLDG 4399	POMA & DMDC FUND	POMA/DMDC	465.32_
				TOTAL:	465.32
CA. STATE DISBURSEMENT UNIT	3/20/15	CASE NO.	GENERAL FUND	NON-DEPARTMENTAL	344.50
	3/20/15	CASE NO.	GENERAL FUND	NON-DEPARTMENTAL	428.50
	3/20/15	CASE NO.	GENERAL FUND	NON-DEPARTMENTAL	460.35
	3/20/15	CASE NO.	GENERAL FUND	NON-DEPARTMENTAL	1,434.37
	3/20/15	CASE NO.	STREETS FUND	NON-DEPARTMENTAL	51.15_
				TOTAL:	2,718.87
CALIFORNIA-AMERICAN WATER	3/11/15	JAN 23,2015- FEB 24,2015	GENERAL FUND	PARKS DIV	295.32

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	3/11/15	JAN 23, 2015- FEB 24, 2015	STREETS FUND	HIGHWAY USERS	211.47_
				TOTAL:	506.79_
CALPERS LONG-TERM CARE PROGRAM	3/19/15	EMPLOYEE PREMIUM	GENERAL FUND	NON-DEPARTMENTAL	291.74_
				TOTAL:	291.74_
CATHY'S ACTION PACKED FUN JUMPS, INC.	3/18/15	YEC EVENT	GENERAL FUND	YOUTH & EDUCATION CTR	599.50
	3/18/15	YEC EVENT	GENERAL FUND	YOUTH & EDUCATION CTR	599.50_
				TOTAL:	1,199.00
CDW GOVERNMENT, INC.	3/11/15	INVOICE # SR17704	GENERAL FUND	CITY MANAGER	280.00
	3/11/15	INVOICE # SR17704	GENERAL FUND	ECONOMIC DEVELOPMENT	560.00_
				TOTAL:	840.00_
CHEVRON AND TEXACO	3/18/15	FLEET CHARGES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	108.37_
				TOTAL:	108.37_
CITY OF MONTEREY	3/18/15	PRVNT QUARTERLY BILLING	GENERAL FUND	POLICE DEPARTMENT	39.12_
				TOTAL:	39.12_
CITY OF SALINAS	3/18/15	COST SHARE FOR SCBA	FIRE GRANTS	FIRE DEPARTMENT	21,779.96_
				TOTAL:	21,779.96_
COMCAST	3/18/15	SENIOR / YEC TV	GENERAL FUND	RECREATION	49.56
	3/18/15	SENIOR / YEC TV	SENIOR PROGRAMS	INVALID DEPARTMENT	16.65
	3/11/15	MONTHLY STATEMENT- MAR'15	MIS FUND	MIS DEPT	250.14_
				TOTAL:	316.35_
CONCERN	3/18/15	MARCH 2015 BILLINGS	GENERAL FUND	CITY MANAGER	677.10_
				TOTAL:	677.10_
CONTE'S GENERATOR SERVICE	3/11/15	GENERATOR SERV-JAN & FEB	POMA & DMDC FUND	POMA/DMDC	1,000.00
	3/11/15	GENERATOR SERV-JAN & FEB	POMA & DMDC FUND	POMA/DMDC	1,000.00_
				TOTAL:	2,000.00_
CRYSTAL SPRINGS WATER	3/11/15	POOL/OLDE - WTR BTLs	GENERAL FUND	SWIM CTR DIV.	18.00
	3/11/15	POOL/OLDE - WTR BTLs	GENERAL FUND	SWIM CTR DIV.	54.00
	3/11/15	POOL/OLDE - WTR BTLs	GENERAL FUND	SWIM CTR DIV.	9.00
	3/11/15	POOL/OLDE - WTR BTLs	GENERAL FUND	SWIM CTR DIV.	5.00_
				TOTAL:	86.00_
CULLIGAN WATER CONDITIONING	3/11/15	WATER-650 & 610 OLYMPIA	GENERAL FUND	PARKS DIV	4.00
	3/11/15	WATER-650 & 610 OLYMPIA	GENERAL FUND	PARKS DIV	177.00
	3/11/15	POMA- LOCATION 4- MAR '15	POMA & DMDC FUND	POMA/DMDC	55.00_
				TOTAL:	236.00_
CYPRESS COAST FORD-LINCOL	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	38.80
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	60.00
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	60.00
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	60.00
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	60.00
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	60.00
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	60.00_
				TOTAL:	398.80_
DATAPROSE, INC.	3/11/15	WATER BILLING AND IMPRES.	WATER FUND	PUBLIC WORKS	595.14

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	595.14
DAVE'S REPAIR SERVICE	3/11/15	INSPECTION GAS PUMP	EQUIPMT MAINT FUND	EQUIP MAINT DIV	90.00
				TOTAL:	90.00
DAVID PENDERGRASS	3/18/15	BOARD MEETING 3/10/15	SAN. DISTRICT GEN.	SANITATION DISTRICT	100.00
				TOTAL:	100.00
DE LAGE LANDEN	3/18/15	CITY HALL COPIER LEASE	GENERAL FUND	FINANCE DEPARTMENT	661.04
				TOTAL:	661.04
DEL REY CAR WASH	3/11/15	15 FULL SVC WASHES FEB	GENERAL FUND	POLICE DEPARTMENT	210.00
	3/18/15	FULL SERVICE CAR WASH 2-3	EQUIPMT MAINT FUND	EQUIP MAINT DIV	14.00
				TOTAL:	224.00
DEPARTMENT OF JUSTICE	3/18/15	INVOICE #	GENERAL FUND	CITY MANAGER	32.00
				TOTAL:	32.00
DEPARTMENT OF TRANSPORTATION	3/18/15	SIGNALS & LIGHTING	STREETS FUND	TRAFFIC SAFETY PGM	851.72
				TOTAL:	851.72
DISCOVERY BUS TOURS	3/18/15	YEC FIELD TRIP	GENERAL FUND	YOUTH & EDUCATION CTR	852.85
				TOTAL:	852.85
DOCUTEC	3/11/15	LABOR- HP LASERJET 4050	GENERAL FUND	FINANCE DEPARTMENT	115.80
				TOTAL:	115.80
EE2 CONSULTING ENGINEERS, INC	3/11/15	MISC INVOICES	SAN. DISTRICT CAP.	SANITATION DISTRICT	10,805.00
	3/11/15	MISC INVOICES	SAN. DISTRICT CAP.	SANITATION DISTRICT	6,314.00
				TOTAL:	17,119.00
EDGES ELECTRICAL GROUP, LLC	3/11/15	QUARTZ LAMP	EQUIPMT MAINT FUND	EQUIP MAINT DIV	15.48
				TOTAL:	15.48
ELECTRICAL DISTRIBUTORS CO.	3/11/15	7693 KITCHEN	POMA & DMDC FUND	POMA/DMDC	67.62
	3/18/15	ECO FLU LAMP	POMA & DMDC FUND	POMA/DMDC	145.52
	3/18/15	STUD FINDER	POMA & DMDC FUND	POMA/DMDC	8.02
				TOTAL:	221.16
ENTENMANN-ROVIN COMPANY	3/11/15	OFFICER OF YEAR BADGE	GENERAL FUND	POLICE DEPARTMENT	116.66
				TOTAL:	116.66
ERIC RANSOM	3/11/15	Instt Pay 1/5-3/9, 2015	GENERAL FUND	EVENTS DIV.	570.92
				TOTAL:	570.92
EWING IRRIGATION PRODUCTS	3/11/15	BATTERY & MISC ITEMS	GENERAL FUND	PARKS DIV	455.79
				TOTAL:	455.79
FAILSAFE TESTING	3/18/15	GROUND LADDER TESTING	GENERAL FUND	FIRE DEPARTMENT	886.25
				TOTAL:	886.25
FASTENAL	3/18/15	MISC ITEMS	GENERAL FUND	GOVERNMENT BLDGS DIV	40.39
	3/11/15	THRUHARD	EQUIPMT MAINT FUND	EQUIP MAINT DIV	5.49
				TOTAL:	45.88
FEDEX	3/18/15	TRANSPORTATION CHARGES	GENERAL FUND	CITY MANAGER	5.63

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	3/18/15	INVOICE #	GENERAL FUND	CITY MANAGER	46.80
	3/11/15	LSA-RICK MEDINA	EXPEND TRUST FUND	NON-DEPARTMENTAL	5.78
				TOTAL:	58.21
FEDEX KINKO'S	3/18/15	LAMINATED POUCHES/BIND	GENERAL FUND	GOVERNMENT BLDGS DIV	43.78
	3/11/15	MISC INVOICES	GENERAL FUND	ENGINEERING DIV	91.01
	3/11/15	MISC INVOICES	GENERAL FUND	ENGINEERING DIV	91.01
				TOTAL:	225.80
FERGUSON ENTERPRISES INC #795	3/11/15	POMA- MISC ITEMS	POMA & DMDC FUND	POMA/DMDC	22.87
				TOTAL:	22.87
FITNESS EVOLUTION	3/19/15	GYM MEMBERSHIP	GENERAL FUND	NON-DEPARTMENTAL	286.65
	3/19/15	GYM MEMBERSHIP	GENERAL FUND	NON-DEPARTMENTAL	39.00
	3/19/15	GYM MEMBERSHIP	POMA & DMDC FUND	NON-DEPARTMENTAL	7.80
	3/19/15	GYM MEMBERSHIP	STREETS FUND	NON-DEPARTMENTAL	3.90
	3/19/15	GYM MEMBERSHIP	STORMWATER FUND	NON-DEPARTMENTAL	3.90
	3/19/15	GYM MEMBERSHIP	WATER FUND	NON-DEPARTMENTAL	1.95
	3/19/15	GYM MEMBERSHIP	EQUIPMT MAINT FUND	NON-DEPARTMENTAL	3.90
	3/19/15	GYM MEMBERSHIP	SAN. DISTRICT GEN.	NON-DEPARTMENTAL	3.90
				TOTAL:	351.00
FRANCHISE TAX BOARD	3/19/15	EWO FOR TAXES	GENERAL FUND	NON-DEPARTMENTAL	86.05
				TOTAL:	86.05
GOLDEN STATE PORTABLES	3/18/15	TRAILER & 610 OLYMPIA	GENERAL FUND	GOVERNMENT BLDGS DIV	437.54
	3/18/15	TRAILER & 610 OLYMPIA	SAN. DISTRICT GEN.	SANITATION DISTRICT	95.36
				TOTAL:	532.90
GRANITE ROCK COMPANY	3/11/15	COLD MIX	STREETS FUND	PUBLIC WORKS	226.26
	3/18/15	COLD MIX	STREETS FUND	PUBLIC WORKS	240.62
				TOTAL:	466.88
GREATER VICTORY TEMPLE	3/11/15	INV# GVT-QRT2-2014-2015	CDBG FUND	COMM. DEV. BLOCK GRANT	2,125.00
				TOTAL:	2,125.00
HOME DEPOT CREDIT SERVICES	3/11/15	MISC INVOICES	GENERAL FUND	GOVERNMENT BLDGS DIV	29.38
	3/11/15	MISC INVOICES	GENERAL FUND	PARKS DIV	24.29
	3/11/15	MISC INVOICES	GENERAL FUND	PARKS DIV	35.81
	3/11/15	MISC INVOICES	GENERAL FUND	PARKS DIV	28.72
	3/11/15	MISC INVOICES	GENERAL FUND	PARKS DIV	78.36
	3/18/15	MISC ITEMS- POMA	POMA & DMDC FUND	POMA/DMDC	41.18
	3/18/15	MISC ITEMS- POMA	POMA & DMDC FUND	POMA/DMDC	23.08
	3/18/15	MISC ITEMS- POMA	POMA & DMDC FUND	POMA/DMDC	313.94
	3/18/15	MISC ITEMS- POMA	POMA & DMDC FUND	POMA/DMDC	9.66
	3/18/15	MISC ITEMS- POMA	POMA & DMDC FUND	POMA/DMDC	7.69
	3/18/15	MISC ITEMS- POMA	POMA & DMDC FUND	POMA/DMDC	34.65
	3/18/15	MISC ITEMS- POMA	POMA & DMDC FUND	POMA/DMDC	259.32
	3/18/15	MISC ITEMS- POMA	POMA & DMDC FUND	POMA/DMDC	23.31
	3/18/15	MISC ITEMS- POMA	POMA & DMDC FUND	POMA/DMDC	117.94
	3/18/15	MISC ITEMS- POMA	POMA & DMDC FUND	POMA/DMDC	112.71
	3/11/15	MISC INVOICES	STREETS FUND	PUBLIC WORKS	33.47
	3/11/15	MISC INVOICES	STREETS FUND	PUBLIC WORKS	15.36
	3/11/15	MISC INVOICES	STREETS FUND	PUBLIC WORKS	70.10
	3/11/15	MISC INVOICES	STREETS FUND	PUBLIC WORKS	60.63
	3/11/15	MISC INVOICES	STREETS FUND	PUBLIC WORKS	38.01

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	3/11/15	MISC INVOICES	STREETS FUND	PUBLIC WORKS	48.79
	3/11/15	MISC INVOICES	STREETS FUND	HIGHWAY USERS	9.10
	3/11/15	MISC INVOICES	WATER FUND	PUBLIC WORKS	32.55
	3/11/15	MISC INVOICES	SAN. DISTRICT GEN.	SANITATION DISTRICT	5.40
	3/11/15	MISC INVOICES	SA MERGED CAPITAL	MERGED SUCCESSOR AGENC	54.22
				TOTAL:	1,507.67
HOPE SERVICES, MONTEREY COUNTY	3/18/15	MAINT CREW FEB 2015	GENERAL FUND	PARKS DIV	4,856.29
	3/18/15	MAINT CREW FEB 2015	LAGUNA GRANDE PKG	SEASIDE PKG AUTHORITY	500.00
				TOTAL:	5,356.29
JAN ROEHL CONSULTING	3/11/15	CALGRIP GRANT WORK	GENERAL FUND	CITY MANAGER	2,325.00
	3/18/15	INVOICE # 15	GENERAL FUND	CITY MANAGER	1,612.50
	3/11/15	CALGRIP GRANT WORK	GENERAL FUND	POLICE DEPARTMENT	262.50
				TOTAL:	4,200.00
JEA & ASSOCIATES	3/11/15	FEES FOR MARCH 2015	GENERAL FUND	CITY COUNCIL	2,000.00
				TOTAL:	2,000.00
K-K-LOG, INC.	3/18/15	POOL OFFICE SUPPLIES	GENERAL FUND	SWIM CTR DIV.	1,276.44
				TOTAL:	1,276.44
KELLY-MOORE PAINT COMPANY	3/18/15	DKES PANT WHITE 36X32	GENERAL FUND	PARKS DIV	20.60
				TOTAL:	20.60
KNORR SYSTEMS, INC.	3/11/15	POOL SAFETY	GENERAL FUND	SWIM CTR DIV.	389.74
	3/18/15	POOL SUPPLIES	GENERAL FUND	SWIM CTR DIV.	934.08
				TOTAL:	1,323.82
KOSMONT COMPANIES	3/18/15	LIBRARY FEASABILITY STUDY	SEASIDE LIBRARY -	INVALID DEPARTMENT	7,022.50
				TOTAL:	7,022.50
LEHR AUTO ELECTRIC	3/11/15	SIREN	EQUIPMT MAINT FUND	EQUIP MAINT DIV	602.18
				TOTAL:	602.18
LELAND SLARROW	3/18/15	RETURN SEIZED FUNDS	EXPEND TRUST FUND	NON-DEPARTMENTAL	1,019.00
				TOTAL:	1,019.00
LEXIS NEXIS	3/11/15	INVESTIGATIONS SEARCHES	GENERAL FUND	POLICE DEPARTMENT	50.00
				TOTAL:	50.00
M & S BUILDING SUPPLY INC	3/11/15	PANEL	GENERAL FUND	GOVERNMENT BLDGS DIV	47.21
	3/11/15	NEW CONTROLLER	GENERAL FUND	PARKS DIV	65.26
				TOTAL:	112.47
MARINA COAST WATER DISTRICT	3/18/15	WATER SERVICE FEB 2015	GENERAL FUND	GOVERNMENT BLDGS DIV	335.19
	3/18/15	WATER SERVICE FEB 2015	STREETS FUND	HIGHWAY USERS	734.20
	3/18/15	WATER SERVICE FEB 2015	STREETS FUND	HIGHWAY USERS	113.74
	3/18/15	WATER SERVICE FEB 2015	STREETS FUND	HIGHWAY USERS	113.74
	3/18/15	WATER SERVICE FEB 2015	STREETS FUND	HIGHWAY USERS	113.74
				TOTAL:	1,410.61
MARTIN'S IRRIGATION SUPPL	3/11/15	MISC INVOICES	GENERAL FUND	PARKS DIV	30.10
	3/11/15	MISC INVOICES	GENERAL FUND	PARKS DIV	581.65
	3/11/15	MISC INVOICES	GENERAL FUND	PARKS DIV	181.33
	3/11/15	YEC LANDSCAPE/WEED FABRIC	GENERAL FUND	PARKS DIV	321.16

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	3/11/15	MISC INVOICES	GENERAL FUND	PARKS DIV	140.75
	3/11/15	MISC INVOICES	GENERAL FUND	PARKS DIV	107.42
	3/18/15	CAPRA PARK	GENERAL FUND	PARKS DIV	661.85
				TOTAL:	2,024.26
MCDONALD REFRIGERATION IN	3/18/15	THERMOSTAT	POMA & DMDC FUND	POMA/DMDC	346.36
				TOTAL:	346.36
MICKI BARZILAY	3/11/15	SUNDAY BLUES IN THE PARK	GENERAL FUND	NON-DEPARTMENTAL	240.00
				TOTAL:	240.00
MISSION UNIFORM SERVICE	3/18/15	2/3/15- 2/24/15	POMA & DMDC FUND	POMA/DMDC	41.70
	3/18/15	2/3/15- 2/24/15	POMA & DMDC FUND	POMA/DMDC	41.70
	3/18/15	2/3/15- 2/24/15	POMA & DMDC FUND	POMA/DMDC	41.70
	3/18/15	2/3/15- 2/24/15	POMA & DMDC FUND	POMA/DMDC	41.70
				TOTAL:	166.80
MONTEREY AUTO SUPPLY	3/11/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	123.17
	3/11/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	21.58
	3/11/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	22.17
	3/11/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	32.35
	3/11/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	10.90
	3/11/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	32.71
	3/11/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	21.58
	3/11/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	14.85
	3/11/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	51.95
	3/11/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	84.81
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	30.89
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	27.78
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	9.37
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	9.37
				TOTAL:	450.32
MONTEREY BAY ENGINEERS	3/11/15	BROADWAY ST REHAB PROJECT	STREETS FUND	TRAFFIC SAFETY PGM	6,657.55
				TOTAL:	6,657.55
MONTEREY BAY SYSTEMS	3/11/15	OVERAGE CHARGES	GENERAL FUND	POLICE DEPARTMENT	1,073.72
	3/11/15	CONTRACT BASE RATE CHG	GENERAL FUND	POLICE DEPARTMENT	247.26
				TOTAL:	1,320.98
MONTEREY COUNTY CONVENTION	3/11/15	TID- JAN'15	GENERAL FUND	NON-DEPARTMENTAL	14,876.73
				TOTAL:	14,876.73
MONTEREY COUNTY PETROLEUM	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	802.03
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	3,278.53
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	3,142.24
				TOTAL:	7,222.80
MONTEREY COUNTY RECORDER - COUNTY CLER	3/18/15	FULL RECONVEYANCE OF LOAN	GENERAL FUND	NON-DEPARTMENTAL	24.00
				TOTAL:	24.00
MONTEREY COUNTY WEEKLY	3/18/15	ADS	GENERAL FUND	YOUTH & EDUCATION CTR	776.00
	3/18/15	ADS	GENERAL FUND	EVENTS DIV.	604.00
				TOTAL:	1,380.00
MONTEREY FIRE EXTINGUISHE	3/11/15	SERVICE SHOP-EXTINGUISHER	EQUIPMT MAINT FUND	EQUIP MAINT DIV	382.66

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	382.66
MONTEREY PENINSULA ENGINEERING	3/11/15	BORADWAY STREET REHAB	STREETS FUND	TRAFFIC SAFETY PGM	28,367.60
				TOTAL:	28,367.60
MONTEREY SANITARY SUPPLY	3/18/15	INVOICE # 246565	POMA & DMDC FUND	POMA/DMDC	827.22
				TOTAL:	827.22
MONTEREY TIRE SERVICE	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	1,100.65
	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	714.60
				TOTAL:	1,815.25
O'REILLY AUTO PARTS	3/18/15	AUTO PARTS	EQUIPMT MAINT FUND	EQUIP MAINT DIV	77.01
				TOTAL:	77.01
OWEN EQUIPMENT COMPANY	3/18/15	MISC INVOICES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	12,350.62
	3/18/15	MISC INVOICES	SAN. DISTRICT CAP. SANITATION	DISTRICT	10,882.81
				TOTAL:	23,233.43
PACIFIC COAST BATTERY	3/18/15	CORE	EQUIPMT MAINT FUND	EQUIP MAINT DIV	97.77
				TOTAL:	97.77
PACIFIC GAS & ELECTRIC	3/11/15	COLLECTIVE 3/16/15	GENERAL FUND	GOVERNMENT BLDGS DIV	4,752.46
	3/11/15	COLLECTIVE 3/16/15	GENERAL FUND	GOVERNMENT BLDGS DIV	20.15
	3/11/15	COLLECTIVE 3/16/15	GENERAL FUND	GOVERNMENT BLDGS DIV	9,882.80
	3/11/15	COLLECTIVE 3/16/15	GENERAL FUND	GOVERNMENT BLDGS DIV	1,480.20
	3/11/15	COLLECTIVE 3/16/15	GENERAL FUND	GOVERNMENT BLDGS DIV	4,217.45
	3/11/15	COLLECTIVE 3/16/15	GENERAL FUND	GOVERNMENT BLDGS DIV	205.85
	3/11/15	COLLECTIVE 3/16/15	GENERAL FUND	GOVERNMENT BLDGS DIV	8.12
	3/18/15	2/10/15- 2/28/15	GENERAL FUND	GOVERNMENT BLDGS DIV	606.29
	3/11/15	2/10/15- 2/28/15	GENERAL FUND	PARKS DIV	204.91
	3/18/15	2/10/15- 2/28/15	GENERAL FUND	PARKS DIV	129.23
	3/11/15	COLLECTIVE 3/16/15	LAGUNA GRANDE PKG	SEASIDE PKG AUTHORITY	1,777.27
	3/11/15	COLLECTIVE 3/16/15	STREETS FUND	PUBLIC WORKS	128.06
	3/11/15	COLLECTIVE 3/16/15	STREETS FUND	TRAFFIC SAFETY PGM	19,174.89
	3/18/15	2/10/15- 2/28/15	STREETS FUND	TRAFFIC SAFETY PGM	993.80
	3/11/15	COLLECTIVE 3/16/15	STREETS FUND	HIGHWAY USERS	27.62
	3/18/15	2/10/15- 2/28/15	STREETS FUND	HIGHWAY USERS	81.96
	3/11/15	COLLECTIVE 3/16/15	WATER FUND	PUBLIC WORKS	2,646.51
	3/11/15	COLLECTIVE 3/16/15	EQUIPMT MAINT FUND	EQUIP MAINT DIV	486.78
				TOTAL:	46,824.35
PACIFIC MUNICIPAL CONSULTANTS	3/18/15	FEB'15 # 42541	CDBG FUND	NON-DEPARTMENTAL	85.00
	3/18/15	FEB'15 # 42541	CDBG FUND	COMM. DEV. BLOCK GRANT	1,995.00
	3/18/15	FEB'15 # 42541	CDBG FUND	COMM. DEV. BLOCK GRANT	446.25
	3/18/15	FEB'15 # 42541	CDBG FUND	COMM. DEV. BLOCK GRANT	55.00
	3/18/15	FEB'15 # 42541	CDBG FUND	COMM. DEV. BLOCK GRANT	2,861.25
	3/18/15	FEB'15 # 42541	CDBG FUND	COMM. DEV. BLOCK GRANT	335.00
	3/18/15	FEB'15 # 42541	CDBG FUND	COMM. DEV. BLOCK GRANT	275.00
	3/18/15	FEB'15 # 42541	CDBG FUND	COMM. DEV. BLOCK GRANT	665.00
				TOTAL:	6,717.50
PACIFIC SMOG	3/18/15	SMOG INSPECTIONS FEB 2015	EQUIPMT MAINT FUND	EQUIP MAINT DIV	238.50
				TOTAL:	238.50
PACIFIC TRUCK PARTS, INC.	3/18/15	MISC SUPPLIES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	57.19

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	57.19
PAMELA SCHOLZ	3/12/15	YOUTH ART RECEPTION	GENERAL FUND	COMMUNITY CTR DIV.	75.00
				TOTAL:	75.00
PARIS BAKERY	3/18/15	INVOICE #	GENERAL FUND	CITY MANAGER	16.32
				TOTAL:	16.32
PAT LINTELL	3/18/15	BOARD MEETING 3/10/15	SAN. DISTRICT GEN.	SANITATION DISTRICT	100.00
				TOTAL:	100.00
PENINSULA AUTO SERVICE	3/18/15	SMOG TEST	EQUIPMT MAINT FUND	EQUIP MAINT DIV	41.00
				TOTAL:	41.00
PENINSULA CADILLAC/CHEVROLET	3/18/15	SPEEDOMETER VERIFICATION	EQUIPMT MAINT FUND	EQUIP MAINT DIV	72.50
				TOTAL:	72.50
PENINSULA MESSENGER SERVICES	3/11/15	WEEKDAY COURT COURIER	GENERAL FUND	POLICE DEPARTMENT	206.67
				TOTAL:	206.67
PENINSULA POOL SERVICE AN	3/11/15	4GAL CASE SANI CHLOR	WATER FUND	PUBLIC WORKS	86.45
				TOTAL:	86.45
PENINSULA WELDING SUPPLY	3/18/15	MEDICAL OXYGEN	GENERAL FUND	FIRE DEPARTMENT	68.53
				TOTAL:	68.53
PREMIUM AUTO PARTS, INC.	3/18/15	AUTO PARTS	EQUIPMT MAINT FUND	EQUIP MAINT DIV	14.90
				TOTAL:	14.90
PUBLIC AGENCY RETIREMENT SERVICES	3/18/15	REP FEES	GENERAL FUND	FINANCE DEPARTMENT	750.00
	3/18/15	PARS ARS	GENERAL FUND	FINANCE DEPARTMENT	308.25
				TOTAL:	1,058.25
R & S ERECTION OF MONTERE	3/11/15	LABOR- FORT ORD FIRE DEPT	POMA & DMDC FUND	POMA/DMDC	344.00
				TOTAL:	344.00
RABOBANK, N.A.	3/20/15	FIT PAYABLE	GENERAL FUND	NON-DEPARTMENTAL	50,221.60
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	NON-DEPARTMENTAL	5,991.30
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	CITY COUNCIL	10.55
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	CITY MANAGER	143.83
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	CITY MANAGER	60.53
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	CITY MANAGER	114.14
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	CITY MANAGER	38.51
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	CITY ATTORNEY	63.24
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	FINANCE DEPARTMENT	267.43
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	POLICE DEPARTMENT	566.83
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	POLICE DEPARTMENT	1,541.48
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	POLICE DEPARTMENT	443.28
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	POLICE DEPARTMENT	37.50
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	POLICE DEPARTMENT	34.36
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	FIRE DEPARTMENT	103.53
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	FIRE DEPARTMENT	1,322.07
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	RESOURCE MANAGEMENT	72.45
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	BUILDING DIV	59.82
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	BUILDING DIV	36.13
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	PLANNING DIV	92.35

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	PLANNING DIV	0.05
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	PLANNING DIV	0.58
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	PLANNING DIV	0.29
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	PLANNING DIV	0.63
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	PLANNING DIV	21.88
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ECONOMIC DEVELOPMENT	45.15
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ECONOMIC DEVELOPMENT	0.05
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ECONOMIC DEVELOPMENT	0.58
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ECONOMIC DEVELOPMENT	0.29
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ECONOMIC DEVELOPMENT	0.63
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ECONOMIC DEVELOPMENT	0.73
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	GOVERNMENT BLDGS DIV	116.97
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	GOVERNMENT BLDGS DIV	1.10
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	PARKS DIV	36.49
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	PARKS DIV	105.43
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	PARKS DIV	0.71
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	PARKS DIV	6.94
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	PARKS DIV	34.07
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	PARKS DIV	5.01
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	87.03
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	0.24
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	4.92
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	3.56
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	1.41
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	0.56
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	0.97
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	0.97
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	0.24
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	0.26
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	1.12
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	0.19
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	3.56
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	ENGINEERING DIV	5.09
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	RECREATION	81.30
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	COMMUNITY CTR DIV.	37.64
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	YOUTH & EDUCATION CTR	32.31
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	YOUTH & EDUCATION CTR	49.95
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	YOUTH & EDUCATION CTR	24.71
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	YOUTH & EDUCATION CTR	44.68
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	SWIM CTR DIV.	200.37
	3/20/15	MEDICARE PAYABLE	GENERAL FUND	SR. SERVICES DIV.	24.66
	3/20/15	FIT PAYABLE	LAGUNA GRANDE PKG	NON-DEPARTMENTAL	36.72
	3/20/15	MEDICARE PAYABLE	LAGUNA GRANDE PKG	NON-DEPARTMENTAL	6.48
	3/20/15	MEDICARE PAYABLE	LAGUNA GRANDE PKG	SEASIDE PKG AUTHORITY	6.48
	3/20/15	FIT PAYABLE	POMA & DMDC FUND	NON-DEPARTMENTAL	688.12
	3/20/15	MEDICARE PAYABLE	POMA & DMDC FUND	NON-DEPARTMENTAL	139.15
	3/20/15	MEDICARE PAYABLE	POMA & DMDC FUND	POMA/DMDC	93.46
	3/20/15	MEDICARE PAYABLE	POMA & DMDC FUND	POMA/DMDC	45.68
	3/20/15	FIT PAYABLE	CDBG FUND	NON-DEPARTMENTAL	66.02
	3/20/15	MEDICARE PAYABLE	CDBG FUND	NON-DEPARTMENTAL	6.21
	3/20/15	MEDICARE PAYABLE	CDBG FUND	COMM. DEV. BLOCK GRANT	6.21
	3/20/15	FIT PAYABLE	STREETS FUND	NON-DEPARTMENTAL	692.09
	3/20/15	MEDICARE PAYABLE	STREETS FUND	NON-DEPARTMENTAL	96.05
	3/20/15	MEDICARE PAYABLE	STREETS FUND	PUBLIC WORKS	91.89
	3/20/15	MEDICARE PAYABLE	STREETS FUND	HIGHWAY USERS	4.19
	3/20/15	MEDICARE PAYABLE	CA SUPP LAW ENF. F	NON-DEPARTMENTAL	1.04

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	3/20/15	MEDICARE PAYABLE	CA SUPP LAW ENF. F	POLICE	1.04
	3/20/15	FIT PAYABLE	STORMWATER FUND	NON-DEPARTMENTAL	452.92
	3/20/15	MEDICARE PAYABLE	STORMWATER FUND	NON-DEPARTMENTAL	73.58
	3/20/15	MEDICARE PAYABLE	STORMWATER FUND	STORMWATER OPS	18.29
	3/20/15	MEDICARE PAYABLE	STORMWATER FUND	STORMWATER OPS	1.41
	3/20/15	MEDICARE PAYABLE	STORMWATER FUND	STORMWATER OPS	0.56
	3/20/15	MEDICARE PAYABLE	STORMWATER FUND	STORMWATER OPS	1.12
	3/20/15	MEDICARE PAYABLE	STORMWATER FUND	STORMWATER OPS	0.19
	3/20/15	MEDICARE PAYABLE	STORMWATER FUND	STORMWATER OPS	0.75
	3/20/15	MEDICARE PAYABLE	STORMWATER FUND	STORMWATER OPS	51.25
	3/20/15	FIT PAYABLE	HS - MERGED HOUSIN	NON-DEPARTMENTAL	13.38
	3/20/15	MEDICARE PAYABLE	HS - MERGED HOUSIN	NON-DEPARTMENTAL	2.65
	3/20/15	MEDICARE PAYABLE	HS - MERGED HOUSIN	HOUSING SUCCESSOR	2.27
	3/20/15	MEDICARE PAYABLE	HS - MERGED HOUSIN	HOUSING SUCCESSOR	0.01
	3/20/15	MEDICARE PAYABLE	HS - MERGED HOUSIN	HOUSING SUCCESSOR	0.10
	3/20/15	MEDICARE PAYABLE	HS - MERGED HOUSIN	HOUSING SUCCESSOR	0.05
	3/20/15	MEDICARE PAYABLE	HS - MERGED HOUSIN	HOUSING SUCCESSOR	0.10
	3/20/15	MEDICARE PAYABLE	HS - MERGED HOUSIN	HOUSING SUCCESSOR	0.12
	3/20/15	FIT PAYABLE	WATER FUND	NON-DEPARTMENTAL	716.71
	3/20/15	MEDICARE PAYABLE	WATER FUND	NON-DEPARTMENTAL	78.59
	3/20/15	MEDICARE PAYABLE	WATER FUND	PUBLIC WORKS	31.42
	3/20/15	MEDICARE PAYABLE	WATER FUND	PUBLIC WORKS	1.39
	3/20/15	MEDICARE PAYABLE	WATER FUND	PUBLIC WORKS	0.56
	3/20/15	MEDICARE PAYABLE	WATER FUND	PUBLIC WORKS	1.12
	3/20/15	MEDICARE PAYABLE	WATER FUND	PUBLIC WORKS	0.19
	3/20/15	MEDICARE PAYABLE	WATER FUND	PUBLIC WORKS	43.90
	3/20/15	FIT PAYABLE	EQUIPMT MAINT FUND	NON-DEPARTMENTAL	432.01
	3/20/15	MEDICARE PAYABLE	EQUIPMT MAINT FUND	NON-DEPARTMENTAL	69.74
	3/20/15	MEDICARE PAYABLE	EQUIPMT MAINT FUND	EQUIP MAINT DIV	13.03
	3/20/15	MEDICARE PAYABLE	EQUIPMT MAINT FUND	EQUIP MAINT DIV	56.71
	3/20/15	FIT PAYABLE	MIS FUND	NON-DEPARTMENTAL	261.00
	3/20/15	MEDICARE PAYABLE	MIS FUND	NON-DEPARTMENTAL	60.09
	3/20/15	MEDICARE PAYABLE	MIS FUND	MIS DEPT	60.09
	3/20/15	FIT PAYABLE	SAN. DISTRICT GEN.	NON-DEPARTMENTAL	723.26
	3/20/15	MEDICARE PAYABLE	SAN. DISTRICT GEN.	NON-DEPARTMENTAL	83.41
	3/20/15	MEDICARE PAYABLE	SAN. DISTRICT GEN.	SANITATION DISTRICT	35.55
	3/20/15	MEDICARE PAYABLE	SAN. DISTRICT GEN.	SANITATION DISTRICT	1.41
	3/20/15	MEDICARE PAYABLE	SAN. DISTRICT GEN.	SANITATION DISTRICT	0.56
	3/20/15	MEDICARE PAYABLE	SAN. DISTRICT GEN.	SANITATION DISTRICT	1.12
	3/20/15	MEDICARE PAYABLE	SAN. DISTRICT GEN.	SANITATION DISTRICT	0.16
	3/20/15	MEDICARE PAYABLE	SAN. DISTRICT GEN.	SANITATION DISTRICT	44.56
	3/20/15	FIT PAYABLE	SA FORT ORD CAPITA	NON-DEPARTMENTAL	42.77
	3/20/15	MEDICARE PAYABLE	SA FORT ORD CAPITA	NON-DEPARTMENTAL	8.47
	3/20/15	MEDICARE PAYABLE	SA FORT ORD CAPITA	FORT ORD SUCCESSOR AGE	7.26
	3/20/15	MEDICARE PAYABLE	SA FORT ORD CAPITA	FORT ORD SUCCESSOR AGE	0.03
	3/20/15	MEDICARE PAYABLE	SA FORT ORD CAPITA	FORT ORD SUCCESSOR AGE	0.31
	3/20/15	MEDICARE PAYABLE	SA FORT ORD CAPITA	FORT ORD SUCCESSOR AGE	0.16
	3/20/15	MEDICARE PAYABLE	SA FORT ORD CAPITA	FORT ORD SUCCESSOR AGE	0.34
	3/20/15	MEDICARE PAYABLE	SA FORT ORD CAPITA	FORT ORD SUCCESSOR AGE	0.39
	3/20/15	FIT PAYABLE	SA FT ORD - LMIHF	NON-DEPARTMENTAL	5.41
	3/20/15	MEDICARE PAYABLE	SA FT ORD - LMIHF	NON-DEPARTMENTAL	1.07
	3/20/15	MEDICARE PAYABLE	SA FT ORD - LMIHF	FORT ORD SUCCESSOR AGE	0.91
	3/20/15	MEDICARE PAYABLE	SA FT ORD - LMIHF	FORT ORD SUCCESSOR AGE	0.01
	3/20/15	MEDICARE PAYABLE	SA FT ORD - LMIHF	FORT ORD SUCCESSOR AGE	0.04
	3/20/15	MEDICARE PAYABLE	SA FT ORD - LMIHF	FORT ORD SUCCESSOR AGE	0.02
	3/20/15	MEDICARE PAYABLE	SA FT ORD - LMIHF	FORT ORD SUCCESSOR AGE	0.04

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	3/20/15	MEDICARE PAYABLE	SA FT ORD - LMIHF	FORT ORD SUCCESSOR AGE	0.05
	3/20/15	FIT PAYABLE	SA MERGED CAPITAL	NON-DEPARTMENTAL	44.03
	3/20/15	MEDICARE PAYABLE	SA MERGED CAPITAL	NON-DEPARTMENTAL	8.30
	3/20/15	MEDICARE PAYABLE	SA MERGED CAPITAL	MERGED SUCCESSOR AGENC	7.20
	3/20/15	MEDICARE PAYABLE	SA MERGED CAPITAL	MERGED SUCCESSOR AGENC	0.01
	3/20/15	MEDICARE PAYABLE	SA MERGED CAPITAL	MERGED SUCCESSOR AGENC	0.29
	3/20/15	MEDICARE PAYABLE	SA MERGED CAPITAL	MERGED SUCCESSOR AGENC	0.14
	3/20/15	MEDICARE PAYABLE	SA MERGED CAPITAL	MERGED SUCCESSOR AGENC	0.30
	3/20/15	MEDICARE PAYABLE	SA MERGED CAPITAL	MERGED SUCCESSOR AGENC	0.35
	3/20/15	FIT PAYABLE	SA MERGED - LMIHF	NON-DEPARTMENTAL	5.41
	3/20/15	MEDICARE PAYABLE	SA MERGED - LMIHF	NON-DEPARTMENTAL	1.07
	3/20/15	MEDICARE PAYABLE	SA MERGED - LMIHF	MERGED SUCCESSOR AGENC	0.91
	3/20/15	MEDICARE PAYABLE	SA MERGED - LMIHF	MERGED SUCCESSOR AGENC	0.01
	3/20/15	MEDICARE PAYABLE	SA MERGED - LMIHF	MERGED SUCCESSOR AGENC	0.04
	3/20/15	MEDICARE PAYABLE	SA MERGED - LMIHF	MERGED SUCCESSOR AGENC	0.02
	3/20/15	MEDICARE PAYABLE	SA MERGED - LMIHF	MERGED SUCCESSOR AGENC	0.04
	3/20/15	MEDICARE PAYABLE	SA MERGED - LMIHF	MERGED SUCCESSOR AGENC	0.04
				TOTAL:	67,655.85
RALPH S. RUBIO	3/18/15	BOARD MEETING 3/10/15	SAN. DISTRICT GEN.	SANITATION DISTRICT	100.00
				TOTAL:	100.00
RED WING SHOES	3/18/15	PETE PEREZ-SHOES	STREETS FUND	PUBLIC WORKS	200.00
				TOTAL:	200.00
RICHARDS, WATSON & GERSHON	3/18/15	MISC INVOICES	GENERAL FUND	PLANNING DIV	5,015.75
	3/18/15	MISC INVOICES	GENERAL FUND	ECONOMIC DEVELOPMENT	331.38
	3/18/15	MISC INVOICES	GENERAL FUND	ECONOMIC DEVELOPMENT	137.50
	3/18/15	MISC INVOICES	EXPEND TRUST FUND	NON-DEPARTMENTAL	23.50
	3/18/15	MISC INVOICES	SA FORT ORD CAPITA	FORT ORD SUCCESSOR AGE	1,339.50
	3/18/15	MISC INVOICES	SA FORT ORD CAPITA	FORT ORD SUCCESSOR AGE	493.50
				TOTAL:	7,341.13
ROBERT C. KRAMER	3/18/15	COMM TEAM BUILDING PROG.	GENERAL FUND	FIRE DEPARTMENT	2,500.00
				TOTAL:	2,500.00
ROBERTA GREATHOUSE	3/11/15	TRAVEL REIMBURSEMENT	GENERAL FUND	CITY MANAGER	126.83
				TOTAL:	126.83
ROTO-ROOTER SEWER & PLUMB	3/11/15	CALCI SOLVE-URINAL	GENERAL FUND	GOVERNMENT BLDGS DIV	173.29
	3/18/15	LABOR- CDC	POMA & DMDC FUND	POMA/DMDC	698.09
	3/11/15	LABOR- IMMERSION BLD 4399	POMA & DMDC FUND	POMA/DMDC	221.36
	3/18/15	LABOR- CDC	POMA & DMDC FUND	POMA/DMDC	192.91
				TOTAL:	1,285.65
SAFETY-KLEEN SYSTEMS INC	3/18/15	MISC SUPPLIES	EQUIPMT MAINT FUND	EQUIP MAINT DIV	785.37
				TOTAL:	785.37
SCOTT'S PPE RECON, INC.	3/18/15	TURNOUT CLEAN/INSP	GENERAL FUND	FIRE DEPARTMENT	65.09
	3/18/15	TURNOUT CLEAN/INSP	GENERAL FUND	FIRE DEPARTMENT	337.25
				TOTAL:	402.34
SEASIDE GARDEN CENTER	3/11/15	MISC INVOICES	GENERAL FUND	PARKS DIV	48.81
	3/11/15	MISC INVOICES	GENERAL FUND	PARKS DIV	69.44
	3/11/15	MISC INVOICES	GENERAL FUND	PARKS DIV	101.56
				TOTAL:	219.81

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
SEASIDE PONY BASEBALL	3/11/15	MAYORS YOUTH FUND	EXPEND TRUST FUND	NON-DEPARTMENTAL	3,000.00_
				TOTAL:	3,000.00
SHIRLEY K. TOFTE	3/19/15	CASE NO.	GENERAL FUND	NON-DEPARTMENTAL	1,840.00_
				TOTAL:	1,840.00
SILKSCREEN EXPRESS	3/11/15	EMPLOYEE RECOGNITION	GENERAL FUND	YOUTH & EDUCATION CTR	964.57
	3/18/15	YEC UNIFORMS	GENERAL FUND	YOUTH & EDUCATION CTR	509.13_
				TOTAL:	1,473.70
SMART & FINAL	3/11/15	CONSUMABLES	GENERAL FUND	YOUTH & EDUCATION CTR	208.10
	3/11/15	CONSUMABLES	GENERAL FUND	YOUTH & EDUCATION CTR	46.10
	3/11/15	CONSUMABLES	GENERAL FUND	YOUTH & EDUCATION CTR	51.93
	3/11/15	CONSUMABLES	GENERAL FUND	YOUTH & EDUCATION CTR	33.54
	3/11/15	CONSUMABLES	GENERAL FUND	YOUTH & EDUCATION CTR	48.95_
				TOTAL:	388.62
STAPLES ADVANTAGE	3/18/15	OFFICE SUPPLIES	GENERAL FUND	BOARDS & COMMISSIONS	70.57
	3/18/15	OFFICE SUPPLIES	GENERAL FUND	BOARDS & COMMISSIONS	100.15
	3/11/15	INVOICE #	GENERAL FUND	CITY MANAGER	84.82
	3/11/15	INVOICE #	GENERAL FUND	CITY MANAGER	44.08
	3/11/15	5 CASES 30% REC PAPER	GENERAL FUND	FINANCE DEPARTMENT	238.65
	3/11/15	OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	258.50
	3/18/15	P-TOUCH LABEL TAPE	GENERAL FUND	POLICE DEPARTMENT	21.91
	3/11/15	RMS DATE STAMP REPLACEMENT	GENERAL FUND	RESOURCE MANAGEMENT	11.39
	3/18/15	MISC INVOICES	GENERAL FUND	RESOURCE MANAGEMENT	94.01
	3/18/15	MISC INVOICES	GENERAL FUND	RESOURCE MANAGEMENT	10.52
	3/18/15	MISC INVOICES	GENERAL FUND	RESOURCE MANAGEMENT	156.84
	3/18/15	MISC INVOICES	GENERAL FUND	PLANNING DIV	20.15
	3/18/15	MISC INVOICES	GENERAL FUND	ENGINEERING DIV	17.15
	3/18/15	OFFICE SUPPLIES	GENERAL FUND	RECREATION	17.89
	3/11/15	OFFICE SUPPLIES	GENERAL FUND	YOUTH & EDUCATION CTR	204.91_
				TOTAL:	1,351.54
STATE OF CALIFORNIA	3/20/15	SIT PAYABLE	GENERAL FUND	NON-DEPARTMENTAL	16,553.09
	3/20/15	SIT PAYABLE	LAGUNA GRANDE PKG	NON-DEPARTMENTAL	7.16
	3/20/15	SIT PAYABLE	POMA & DMDC FUND	NON-DEPARTMENTAL	171.52
	3/20/15	SIT PAYABLE	CDBG FUND	NON-DEPARTMENTAL	18.47
	3/20/15	SIT PAYABLE	STREETS FUND	NON-DEPARTMENTAL	198.74
	3/20/15	SIT PAYABLE	STORMWATER FUND	NON-DEPARTMENTAL	118.93
	3/20/15	SIT PAYABLE	HS - MERGED HOUSIN	NON-DEPARTMENTAL	4.08
	3/20/15	SIT PAYABLE	WATER FUND	NON-DEPARTMENTAL	224.49
	3/20/15	SIT PAYABLE	EQUIPMT MAINT FUND	NON-DEPARTMENTAL	97.60
	3/20/15	SIT PAYABLE	MIS FUND	NON-DEPARTMENTAL	132.66
	3/20/15	SIT PAYABLE	SAN. DISTRICT GEN.	NON-DEPARTMENTAL	211.72
	3/20/15	SIT PAYABLE	SA FORT ORD CAPITA	NON-DEPARTMENTAL	13.04
	3/20/15	SIT PAYABLE	SA FT ORD - LMIHF	NON-DEPARTMENTAL	1.65
	3/20/15	SIT PAYABLE	SA MERGED CAPITAL	NON-DEPARTMENTAL	13.52
	3/20/15	SIT PAYABLE	SA MERGED - LMIHF	NON-DEPARTMENTAL	1.65_
				TOTAL:	17,768.32
SUMMIT UNIFORMS CORP.	3/11/15	MOTORCYCLE HELMET ROGISH	GENERAL FUND	POLICE DEPARTMENT	466.54_
				TOTAL:	466.54
SUPERIOR COURT CA - COUNTY OF MONTEREY	3/18/15	BAIL EG1500842 S. PETRO	GENERAL FUND	NON-DEPARTMENTAL	5,000.00_
				TOTAL:	5,000.00

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
SUPERIOR ELECTRIC CO.	3/11/15	MISC INVOICES	GENERAL FUND	GOVERNMENT BLDGS DIV	196.85
	3/11/15	MISC INVOICES	GENERAL FUND	GOVERNMENT BLDGS DIV	754.75
	3/11/15	MISC INVOICES	GENERAL FUND	GOVERNMENT BLDGS DIV	1,621.95
	3/11/15	LABOR-H&R OFFICE FORT ORD	POMA & DMDC FUND	POMA/DMDC	285.00
	3/11/15	LABOR- FORT ORD PD	POMA & DMDC FUND	POMA/DMDC	1,057.00
				TOTAL:	3,915.55
TEREX SERVICES	3/18/15	ANNUAL INSPECTION	EQUIPMT MAINT FUND	EQUIP MAINT DIV	695.00
				TOTAL:	695.00
TERRY HANCK	3/11/15	SUNDAY BLUES IN THE PARK	GENERAL FUND	NON-DEPARTMENTAL	1,800.00
				TOTAL:	1,800.00
THE SPCA OF MONTEREY COUN	3/18/15	FEBRUARY SERVICES	GENERAL FUND	POLICE DEPARTMENT	1,874.28
				TOTAL:	1,874.28
THE VILLAGE PROJECT	3/11/15	MAYORS YOUTH FUND	EXPEND TRUST FUND	NON-DEPARTMENTAL	3,000.00
				TOTAL:	3,000.00
THOMAS H. GEORGE JR.	3/11/15	PLATE HOLDER-FD LADDER TR	EQUIPMT MAINT FUND	EQUIP MAINT DIV	250.00
				TOTAL:	250.00
TRANSLATION BY DESIGN	3/11/15	MEETING INTERPRETERS	GENERAL FUND	CITY MANAGER	1,475.00
	3/11/15	MEETING INTERPRETERS	GENERAL FUND	CITY MANAGER	2,025.00
				TOTAL:	3,500.00
TRI-COUNTY BUSINESS SYSTEMS, INC.	3/11/15	11/10/2014- 2/9/2015	GENERAL FUND	FINANCE DEPARTMENT	427.25
	3/11/15	MAINT CONTRACT 5398 ARM	GENERAL FUND	ENGINEERING DIV	97.83
				TOTAL:	525.08
TRI-COUNTY FIRE PROTECTIO	3/11/15	ANSUI 3 GALLON 986 HILBY	GENERAL FUND	GOVERNMENT BLDGS DIV	115.00
				TOTAL:	115.00
TRUCKSIS ENTERPRISES INC	3/11/15	BANNERS - REC	GENERAL FUND	SWIM CTR DIV.	500.00
	3/11/15	BANNERS - REC	GENERAL FUND	SWIM CTR DIV.	500.00
	3/11/15	BANNERS - REC	GENERAL FUND	SWIM CTR DIV.	721.50
				TOTAL:	1,721.50
U.S. BANCORP EQUIPMENT FINANCE, INC.	3/11/15	MAR'15- PD INVEST. COPIER	GENERAL FUND	POLICE DEPARTMENT	70.08
	3/11/15	MAR'15- PD INVEST. COPIER	GENERAL FUND	POLICE DEPARTMENT	4.97
	3/11/15	PD- ADMIN COPIER	GENERAL FUND	POLICE DEPARTMENT	446.83
	3/11/15	PD- ADMIN COPIER	GENERAL FUND	POLICE DEPARTMENT	24.03
	3/18/15	FIRE COPIER	GENERAL FUND	FIRE DEPARTMENT	138.69
	3/18/15	FIRE COPIER	GENERAL FUND	FIRE DEPARTMENT	26.23
	3/18/15	PW COPIER	STREETS FUND	PUBLIC WORKS	103.99
	3/18/15	PW COPIER	STREETS FUND	PUBLIC WORKS	3.92
				TOTAL:	818.74
U.S. BANK-CALCARD	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	166.32
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	30.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	80.98
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	160.45
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	19.68
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	16.92
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	5.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	98.00

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	125.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	75.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	150.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	75.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	150.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	50.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY COUNCIL	50.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	BOARDS & COMMISSIONS	23.58
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	BOARDS & COMMISSIONS	42.46
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	BOARDS & COMMISSIONS	45.69
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	108.38
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	31.45
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	75.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	25.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	550.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	20.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	882.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	18.55
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	80.87
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	38.55
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	6.85
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	18.55
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	284.05
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	382.50
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	18.23
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	23.90
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	30.82
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	CITY MANAGER	50.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	203.52
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	6.10
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	21.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	29.50
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	18.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	7.10
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	290.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	200.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	400.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	185.98
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	5.36
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	24.88
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	3.55
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	187.12
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	16.92
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	14.95
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	150.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	39.98
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	2.66
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	12.15
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	16.52
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	17.07
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	8.70
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	22.84
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	12.10
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	104.44
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	12.10
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	11.15

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	36.95
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	271.20
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	60.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	226.20
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	67.55
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	11.37
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	106.61
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	379.66
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	117.71
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	244.56
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	539.94
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	1,211.02
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	33.44
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	162.76
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	122.14
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	POLICE DEPARTMENT	894.07
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	FIRE DEPARTMENT	34.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	FIRE DEPARTMENT	1,362.23
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	FIRE DEPARTMENT	99.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	FIRE DEPARTMENT	1,011.60
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	FIRE DEPARTMENT	261.34
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	FIRE DEPARTMENT	23.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	FIRE DEPARTMENT	1,330.21
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	FIRE DEPARTMENT	263.38
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	FIRE DEPARTMENT	14.95
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RESOURCE MANAGEMENT	99.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RESOURCE MANAGEMENT	34.02
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	BUILDING DIV	56.25
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	ECONOMIC DEVELOPMENT	75.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	GOVERNMENT BLDGS DIV	31.17
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	GOVERNMENT BLDGS DIV	272.50
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	GOVERNMENT BLDGS DIV	51.28
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	PARKS DIV	52.78
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	PARKS DIV	36.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	PARKS DIV	36.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	PARKS DIV	67.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	PARKS DIV	2.70
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	PARKS DIV	10.58
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	PARKS DIV	240.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	PARKS DIV	78.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	ENGINEERING DIV	14.99
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	ENGINEERING DIV	14.99
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	ENGINEERING DIV	525.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	ENGINEERING DIV	7.40
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	290.01
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	420.10
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	647.77
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	95.74
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	28.62
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	15.16
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	18.35
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	66.36
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	47.18
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	129.35
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	70.32
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	108.43

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	129.08
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	15.95
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	50.34
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	62.45
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	39.06
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	233.60
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	103.73
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	7.97
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	48.59
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	48.59-
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	RECREATION	71.49
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	COMMUNITY CTR DIV.	14.03
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	COMMUNITY CTR DIV.	12.13
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	COMMUNITY CTR DIV.	138.86
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	COMMUNITY CTR DIV.	561.89
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	YOUTH & EDUCATION CTR	77.53
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	YOUTH & EDUCATION CTR	400.00
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	YOUTH & EDUCATION CTR	232.16
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	YOUTH & EDUCATION CTR	18.39
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	YOUTH & EDUCATION CTR	23.27
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	YOUTH & EDUCATION CTR	24.86
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	YOUTH & EDUCATION CTR	1,993.37
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	YOUTH & EDUCATION CTR	588.60
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	YOUTH & EDUCATION CTR	1,248.36
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	YOUTH & EDUCATION CTR	233.28
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	SWIM CTR DIV.	29.89
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	SWIM CTR DIV.	665.85
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	SWIM CTR DIV.	665.85-
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	SWIM CTR DIV.	257.86
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	SWIM CTR DIV.	86.73
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	SWIM CTR DIV.	86.85
	3/19/15	CAL CARDS- FEBRUARY '15	GENERAL FUND	SR. SERVICES DIV.	379.51
	3/19/15	CAL CARDS- FEBRUARY '15	POMA & DMDC FUND	POMA/DMDC	185.69
	3/19/15	CAL CARDS- FEBRUARY '15	STREETS FUND	PUBLIC WORKS	354.20
	3/19/15	CAL CARDS- FEBRUARY '15	WATER FUND	PUBLIC WORKS	104.00
	3/19/15	CAL CARDS- FEBRUARY '15	WATER FUND	PUBLIC WORKS	143.20
	3/19/15	CAL CARDS- FEBRUARY '15	WATER FUND	PUBLIC WORKS	50.00
	3/19/15	CAL CARDS- FEBRUARY '15	WATER FUND	PUBLIC WORKS	11.89
	3/19/15	CAL CARDS- FEBRUARY '15	WATER FUND	PUBLIC WORKS	8.55
	3/19/15	CAL CARDS- FEBRUARY '15	WATER FUND	PUBLIC WORKS	41.22
	3/19/15	CAL CARDS- FEBRUARY '15	EQUIPMT MAINT FUND	EQUIP MAINT DIV	154.97
	3/19/15	CAL CARDS- FEBRUARY '15	EQUIPMT MAINT FUND	EQUIP MAINT DIV	140.00
	3/19/15	CAL CARDS- FEBRUARY '15	EQUIPMT MAINT FUND	EQUIP MAINT DIV	16.26
	3/19/15	CAL CARDS- FEBRUARY '15	EQUIPMT MAINT FUND	EQUIP MAINT DIV	40.00
	3/19/15	CAL CARDS- FEBRUARY '15	EQUIPMT MAINT FUND	EQUIP MAINT DIV	6,836.92
	3/19/15	CAL CARDS- FEBRUARY '15	EQUIPMT MAINT FUND	EQUIP MAINT DIV	5,279.64
	3/19/15	CAL CARDS- FEBRUARY '15	MIS FUND	MIS DEPT	249.00
	3/19/15	CAL CARDS- FEBRUARY '15	MIS FUND	MIS DEPT	99.00
	3/19/15	CAL CARDS- FEBRUARY '15	SAN. DISTRICT GEN.	SANITATION DISTRICT	121.60
				TOTAL:	39,516.79
U.S. DEPT/EDUC NATIONAL PYMT CENTER	3/19/15	DEBT COLLECTION	GENERAL FUND	NON-DEPARTMENTAL	95.37
				TOTAL:	95.37
UNIQUE CLARK	3/11/15	PARK DEPOSIT REFUND	GENERAL FUND	NON-DEPARTMENTAL	85.00
				TOTAL:	85.00

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
UNITED SITE SERVICES, INC.	3/18/15	TRAILER KIT THRU FEB 2015	GENERAL FUND	PARKS DIV	238.97_
				TOTAL:	238.97_
UNITED WAY OF MONTEREY PENINSULA	3/19/15	EMPLOYEE CONTRIBUTIONS	GENERAL FUND	NON-DEPARTMENTAL	39.13
	3/19/15	EMPLOYEE CONTRIBUTIONS	POMA & DMDC FUND	NON-DEPARTMENTAL	3.37
	3/19/15	EMPLOYEE CONTRIBUTIONS	STREETS FUND	NON-DEPARTMENTAL	1.23
	3/19/15	EMPLOYEE CONTRIBUTIONS	STORMWATER FUND	NON-DEPARTMENTAL	1.74
	3/19/15	EMPLOYEE CONTRIBUTIONS	WATER FUND	NON-DEPARTMENTAL	1.03
	3/19/15	EMPLOYEE CONTRIBUTIONS	EQUIPMT MAINT FUND	NON-DEPARTMENTAL	0.50
	3/19/15	EMPLOYEE CONTRIBUTIONS	SAN. DISTRICT GEN.	NON-DEPARTMENTAL	1.00_
				TOTAL:	48.00_
URETSKY INVESTIGATIONS AND SECURITY	3/18/15	INVOICE #	GENERAL FUND	CITY MANAGER	20.00_
				TOTAL:	20.00_
VAPOR CLEANERS, INC.	3/11/15	CLEAN 5 JAIL BLANKETS	GENERAL FUND	POLICE DEPARTMENT	40.00_
				TOTAL:	40.00_
VERIZON WIRELESS	3/11/15	VERIZON CARDS FOR CARS	GENERAL FUND	POLICE DEPARTMENT	640.04
	3/18/15	MDC ACCESS/FH SOFTWARE	GENERAL FUND	FIRE DEPARTMENT	37.99
	3/18/15	MDC ACCESS/FH SOFTWARE	GENERAL FUND	FIRE DEPARTMENT	380.32
	3/18/15	JAN 24- FEB 23	MIS FUND	MIS DEPT	76.02
				TOTAL:	1,134.37_
WALLACE GROUP	3/18/15	MISC INVOICES	SAN. DISTRICT CAP.	SANITATION DISTRICT	516.75
	3/18/15	MISC INVOICES	SAN. DISTRICT CAP.	SANITATION DISTRICT	564.50_
				TOTAL:	1,081.25_
WATCHGUARD VIDEO	3/18/15	INSTALLATION KIT, CABLE	GENERAL FUND	POLICE DEPARTMENT	846.30_
				TOTAL:	846.30_
WHITSON ENGINEERS	3/11/15	INV# 0015439	STREETS FUND	TRAFFIC SAFETY PGM	4,785.00_
				TOTAL:	4,785.00_
WITMER-TYSON IMPORTS, INC	3/11/15	FEB K-9 MAINT TRAINING	GENERAL FUND	POLICE DEPARTMENT	500.00_
				TOTAL:	500.00_
ZYDECO FLAMES	3/11/15	SUNDAY BLUES IN THE PARK	GENERAL FUND	NON-DEPARTMENTAL	1,360.00_
				TOTAL:	1,360.00_
**PAYROLL EXPENSES	3/09/2015 - 3/23/2015		GENERAL FUND	CITY COUNCIL	839.94
			GENERAL FUND	CITY MANAGER	24,935.30
			GENERAL FUND	CITY ATTORNEY	4,361.54
			GENERAL FUND	FINANCE DEPARTMENT	19,291.52
			GENERAL FUND	POLICE DEPARTMENT	197,092.97
			GENERAL FUND	FIRE DEPARTMENT	104,197.75
			GENERAL FUND	RESOURCE MANAGEMENT	6,082.06
			GENERAL FUND	BUILDING DIV	7,377.42
			GENERAL FUND	PLANNING DIV	7,947.09
			GENERAL FUND	ECONOMIC DEVELOPMENT	4,403.14

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
**PAYROLL EXPENSES			GENERAL FUND	GOVERNMENT BLDGS DIV	9,255.65
			GENERAL FUND	PARKS DIV	16,914.42
			GENERAL FUND	ENGINEERING DIV	9,276.63
			GENERAL FUND	RECREATION	6,651.98
			GENERAL FUND	COMMUNITY CTR DIV.	2,683.76
			GENERAL FUND	YOUTH & EDUCATION CTR	10,458.64
			GENERAL FUND	SWIM CTR DIV.	13,818.60
			GENERAL FUND	SR. SERVICES DIV.	1,700.50
			LAGUNA GRANDE PKG	SEASIDE PKG AUTHORITY	591.18
			POMA & DMDC FUND	POMA/DMDC	11,034.01
			CDBG FUND	COMM. DEV. BLOCK GRANT	428.18
			STREETS FUND	PUBLIC WORKS	7,818.98
			STREETS FUND	HIGHWAY USERS	387.98
			CA SUPP LAW ENF. F	POLICE	2,199.63
			STORMWATER FUND	STORMWATER OPS	6,036.06
			HS - MERGED HOUSIN	HOUSING SUCCESSOR	203.75
			WATER FUND	PUBLIC WORKS	6,385.94
			EQUIPMT MAINT FUND	EQUIP MAINT DIV	5,745.54
			MIS FUND	MIS DEPT	4,181.84
			SAN. DISTRICT GEN.	SANITATION DISTRICT	6,704.58
			SA FORT ORD CAPITA	FORT ORD SUCCESSOR AGE	651.19
			SA FT ORD - LMIHF	FORT ORD SUCCESSOR AGE	82.39
			SA MERGED CAPITAL	MERGED SUCCESSOR AGENC	637.20
			SA MERGED - LMIHF	MERGED SUCCESSOR AGENC	82.39
				TOTAL:	500,459.75

===== FUND TOTALS =====

100	GENERAL FUND	677,108.50
103	LAGUNA GRANDE PKG FUND	2,950.78
106	FIRE GRANTS	21,779.96
113	POMA & DMDC FUND	21,005.78
200	CDBG FUND	9,367.59
210	STREETS FUND	73,330.04
221	CA SUPP LAW ENF. FUND	2,202.18
251	SENIOR PROGRAMS	823.50
271	STORMWATER FUND	6,869.01
297	HS - MERGED HOUSING	226.51
308	SEASIDE LIBRARY - CIP	7,022.50
401	WATER FUND	11,379.35
501	EQUIPMT MAINT FUND	47,210.25
503	MIS FUND	5,369.84
601	EXPEND TRUST FUND	7,048.28
951	SAN. DISTRICT GEN. FUND	8,511.98
952	SAN. DISTRICT CAP. OUTLAY	11,399.56
953	SAN. DISTRICT CAP. IMPROV	17,683.50
961	SA FORT ORD CAPITAL PROJ	3,747.96
963	SA FT ORD - LMIHF	91.59
971	SA MERGED CAPITAL PROJ	783.43
973	SA MERGED - LMIHF	101.72

 GRAND TOTAL: 936,013.81

TOTAL PAGES: 19

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-City of Seaside
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 3/09/2015 THRU 3/23/2015

PAYROLL SELECTION

PAYROLL EXPENSES: YES
CHECK DATE: 3/09/2015 THRU 3/23/2015

PRINT OPTIONS

PRINT DATE: Check Date
SEQUENCE: By Vendor Name
DESCRIPTION: Item
GL ACCTS: NO
REPORT TITLE: COUNCIL REPORT
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.C.

TO: City Council

FROM: John Dunn, City Manager

BY: Diana Ingersoll, Deputy City Manager Resource Management Services
Nancy Towne, Recreation Services Manager

DATE: April 2, 2015

**SUBJECT: REVIEW AND CONSIDER APPROVAL OF CONTRIBUTION
REQUEST FROM MAYOR'S YOUTH FUND FOR COMMUNITY
PARTNERSHIP FOR YOUTH**

PURPOSE

The purpose of this agenda item is for the City Council to consider a Three Thousand Dollar (\$3,000) request from Community Partnership for Youth for a donation from the Mayor's Youth Fund to help cover the costs of their Afterschool Program.

RECOMMENDATION

It is recommended that the City Council approve the request.

BACKGROUND

Community Partnership for Youth is requesting a Three Thousand Dollar (\$3,000) donation from the Mayor's Youth Fund to help cover the costs of their Afterschool Program, specifically in relation to salary support for mentors and supplies for students. Community Partnership for Youth provides many services to at-risk youth in Seaside, including homework and reading assistance, one-on-one mentorships, and life-skills guidance along with other enrichment activities. The organization provides services at schools such as Del Rey Woods Elementary School, Martin Luther King Jr. Elementary School, Highland Elementary School, Ord Terrace Elementary School, Seaside High School Marina High School and the Life Long Learning Academy. Community Partnership for Youth expects to serve over 550 clients by July 1, 2015.

According to the information provided, Community Partnership for Youth will be using a donation from the Mayor's Youth Fund to cover costs associated with their After School Program, which specifically participates in recycled art projects, such as "Birdhouses for Literacy", and regularly hosts "cleanups" at Laguna Grande Park for high school mentors and

their younger students.

This is the first Mayor's Youth Fund Request from Community Partnership for Youth.

FISCAL IMPACT

This request would be funded by Waste Management's donation to the Mayor's Youth Fund.

ATTACHMENTS

1. CPY MYF Application Form
-

Reviewed for Submission to the
City Council by:



John Dunn, City Manager

Mayor's Youth Fund Contribution Request

Prior to completing this request please review the attached contribution policy. All requests will be considered before the City Council and you will be notified of the specific date your item is placed on the agenda. Please return this completed form with necessary attachments to Nancy Towne, Recreation Services, City of Seaside, 986 Hilby Avenue, Seaside, CA 93955.

Name of Organization: Community Partnership for Youth

% Residents or Students of Seaside: 99.1%

of Participants Ages: CPY currently provides services in four under-performing Title 1 elementary schools in MPUSD – Del Rey Woods, M.L. King, Jr., Highland, and Ord Terrace. In addition, CPY high school students attend Seaside, Monterey, Central and Marina High Schools, as well as the Life Long Learning Academy. This school year to date, CPY has served a total of **522 individuals**. The programs served the following demographics: 4.8% high school students; 7.1% middle school students; 83.8% K-5 students and 4.3% parents; 99% very low and low income; 1% moderate income; 48.5% female; 52.5% male; 5.0 African-American/ Black, 3.4% Asian, 1.0% White, 86.2% Hispanic/Latino; 3.1% Multi/Biracial; .2% North American Indian and 1.1% South Pacific Islander. Please see attached Statistics from July 1, 2014 to date.

Address: 775 Kimball, Suite 101, Seaside, CA 93955

Phone Number: (831) 394-4279

Home Work Cell E-mail Address: respect@cpy.org

Description of Event (Attach Additional Information as Necessary)

The Mayor's Youth Fund Grant funds will be used for CPY's afterschool program. The majority of the funds will be used for the sustainability of the afterschool mentor/tutor program: salary support for mentor/tutors and supplies for students.

Description of how the use of the funds will be specifically used for youth groups activities/events and/or has a nexus to the goals of recycling, cleanup and/or "green" sustainability to insure a healthy environment. (Attach Additional Information as Necessary)

In keeping with the recycling – the majority of our art projects are centered around recycled materials. One of our newest projects is "Birdhouses for Literacy" that upcycles used books converting them into beautiful keepsakes. All of the proceeds from the birdhouse sales will benefit CPY's literacy program.

For the past several summers, CPY has provided the opportunity for our high school mentor/tutors (who have formed a club called "Seaside Within Us") to conduct a cleanup at Laguna Grande Park with younger students. We plan to give our participants this opportunity to give back to their community again this summer.

Other Funding Sources:

Local Foundations such as Community Foundation, Monterey Peninsula Foundation, Nancy Buck Ransom Foundations etc. Individuals, events, service clubs and churches.

Please attach an explanation of what your particular event will do to benefit the City of Seaside.

The community need to be addressed: In a 2014 survey of participants in the summer program: 18.7% indicated they have had a family member killed; 46.7% know someone in jail or prison (9.9% parent, 2.72% sibling, 18.7% relative or friend); 31.3% have seen someone use drugs; and 49.5% live in a home or apartment with over six people (indicating that the respondent has very little or no space to call his/her own).

Activities to be conducted: CPY offers a straightforward, principled approach to empowerment of Seaside's most vulnerable population – at-risk youth. Students learn and demonstrate the CPY Standards; are provided with homework and reading assistance and support; develop one-on-one mentor and peer-to-peer relationships, whereby they can practice and model the behaviors that will lead to personal success. Studies suggest that by instilling values on a consistent basis children will learn to change their behavior.

CPY expects to serve over 550 unduplicated clients by July 1.

The service scope for: life skills, one on one mentoring/tutoring, enrichment activities: over 500 hours after-school; 200 hours of summer and 20 hours of Strengthening Families Parenting sessions.

See Mayor's Youth Fund Contribution Policy.

*Individual Recipients must include an itemized list of costs and total of all expenses associated with the request. Applications that are not complete will be returned.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.D.

TO: City Council

FROM: John Dunn, City Manager

BY: Diana Ingersoll, Deputy City Manager Resource Management Services
Nancy Towne, Recreation Services Manager

DATE: April 2, 2015

**SUBJECT: REVIEW AND CONSIDER APPROVAL OF CONTRIBUTION
REQUEST FROM MAYOR'S YOUTH FUND FOR SEASIDE YOUTH
FOOTBALL**

PURPOSE

The purpose of this agenda item is for the City Council to consider a Three Thousand Dollar (\$3,000) request from Seaside Youth Football for a donation from the Mayor's Youth Fund.

RECOMMENDATION

It is recommended that the City Council approve the request.

BACKGROUND

The Seaside Raiders Youth football organization is requesting a donation to purchase uniforms and equipment for the team and to help offset the rising cost of field usage fees. They are requesting a donation from the Mayor's Youth Fund in the amount of \$3,000 to help with these costs. The Seaside Youth Football organization has received annual contributions from the City of Seaside for many years. The most recent donation was made from the Mayor's Youth Fund on April 3, 2014 in the amount of Three Thousand Dollars (\$3,000).

The application was reviewed by staff. Based on the information provided, staff has determined that the application meets the requirements of the Mayor's Youth Fund Policy.

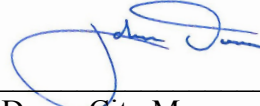
FISCAL IMPACT

This request would be funded from the Waste Management's donation to the Mayor's Youth Fund.

ATTACHMENTS

1. Mayor's Youth Fund Application & Policy
-

Reviewed for Submission to the
City Council by:



John Dunn, City Manager

CITY OF SEASIDE MAYOR'S YOUTH FUND CONTRIBUTION POLICY

Purpose: The Mayor's Youth Fund was created to provide supplemental financial assistance to students and non-profit groups that provide services to improve the lives of young people living in the City of Seaside. A policy has been developed to standardize the evaluation of contribution requests and ensure that the funds are used appropriately to serve the City's youth.

Eligible Applicants: Contributions will only be made to, or on behalf of, students or organized groups, such as schools and non-profit organizations based in Seaside and/or serving Seaside residents that are 18 years old or younger or enrolled in high school.

Submittal of Contribution Requests: In order to request a contribution, the following information must be provided in writing:

- Name of the organization, person(s) benefiting, proposed use of the funds, total amount needed or fundraising goal.
- Description of other methods being used to raise funds and/or other contributors.
- An explanation of how the group, activity, or event will benefit Seaside youth.
- Written description of how the use of the funds will be specifically used for youth group activities/events and/or has a nexus to the goals related to recycle, cleanup, and "green" sustainability to ensure a healthy environment.
- How this request will provide a municipal benefit (ie., benefit the community).

Evaluation Process and Criteria: Contributions can only be made if approved by the City Council. Funding requests will be evaluated based on their consistency with this policy, including the following criteria.

- Scholastic, athletic, music, environmental and art activities will be considered for funding based on the quality of the proposed activity.
- Evidence of activities/events related to "reduce, reuse and recycle" to ensure a healthy environment.
- Contributions requests will be accepted from individuals and can be made to an organization on behalf of an individual member or student.
- Contributions are only paid to organizations, such as non-profit groups and schools.
- Contributions are intended to fund actual costs related to an event or activity. (Please see "Payment Process" information provided below.)
- Contributions from the Mayor's Youth Fund are not intended to be the sole source of funds for an organization or program and will only be made to supplement other fundraising activities.
- How this request will provide a municipal benefit (ie., benefit the community).

Contribution Limits: In order to equitably distribute funds available in the Mayor's Youth Fund, the following contribution guidelines have been developed, although all contributions are subject to the discretion of the City Council.

<u>Individuals*</u>	25% of total cost of activity (not to exceed \$1,000.00)
Groups up to 20	up to \$1,500.00
Groups 21+	up to \$3,000.00

*Individual contributions must include an itemized list of all costs associated with the request including total cost of the activity.

In addition, funding will be limited to one contribution per year (every 12 months).

Payment Process: If a contribution is approved by the City Council, payment will be made to the authorized organization or directly to the vendor selected by the authorized organization after submittal of a receipt or the presentation of actual invoices. This process is required in order to provide documentation required to meet municipal auditing standards.

###

Mayor's Youth Fund Contribution Request

Prior to completing this request please review the attached contribution policy. All requests will be considered before the City Council and you will be notified of the specific date your item is placed on the agenda. Please return this completed form with necessary attachments to N. Towne, Recreation Services, City of Seaside, 440 Harcourt Avenue, Seaside, CA 93955.

Name of Organization: SEASIDE YOUTH FOOTBALL

Name of Individual: DANIEL WASHINGTON

% Residents or Students of Seaside: 80% #of Participants 150

Ages: 4 - 14

Address: 1365 Skyview Drive, Seaside CA 93955

Phone Number: Home **831-920-2014** Work Cell **831-383-4132**

E-mail Address: **dancomotorsports@hotmail.com**

Description of Event (Attach Additional Information as Necessary)

Please see attached letter

Description of how the use of the funds will be specifically used for youth groups activities/events and/or has a nexus to the goals of recycling, cleanup and/or "green" sustainability to insure a healthy environment. Attach additional information as necessary.

We have recycling bins at our events to encourage recycling at all times.

Description of how your participation in this event or activity benefits the City of Seaside. See Mayor's Youth Fund Contribution Policy.

We provide a physical outlet to youth in our community in a time where physical education in local schools is lacking and obesity is at an all time high. We strive to keep participants physically fit while teaching values, leadership, team work and encouraging academic achievement.

*Total Amount Requested: (See Contribution limits) **\$3,000.00**

Individual Requests: Please attach an itemized list of all expenses. Amount of donation may not exceed 25% of the total cost of the activity and not exceed \$1,000.00. Applications that are incomplete will be returned.



Seaside Raiders Youth Football

P.O. Box 394, Seaside, California 93955
831-393-9070

Board of Directors

Claudia
Washington
President

James Miller Jr.
Vice President

Alex Gatica
2nd Vice President

Peggy Cofresi
Treasurer

Lynn Vazquez
Secretary

Bunn Washington
Coach Liaison

Margaret Graves
Player Rep

Rosemarie Ursua
Cheer Advisor

Charlene Lord
Asst. Cheer Advisor.

Jasmine Parker
Asst. Cheer Coach

March 19, 2015

Fund Request: **\$3,000 - Mayors Youth Fund Donation**

Purpose for Request: **Sponsorship of Youth Football Team**

The Seaside Raiders, of the Monterey Bay Youth Football League (**MBYFL**), are a founding member of a league dedicated to providing a positive and safe sporting opportunity for youths in our local and neighboring communities.

Justification Statement:

The Seaside Raiders Youth Football Team is dedicated to providing the youth in our City with a safe physical outlet to youth in our community in a time where physical education in local schools is lacking and obesity is at an all time high. We strive to keep participants physically fit while teaching values, leadership, team work and encouraging academic achievement.

We believe that by offering these services we are improving the lives of young people in our community.

Requestor and contact person(s):

Daniel Washington
(831) 920-2014
dancomotorsports@hotmail.com



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.E.

TO: City Council

FROM: John Dunn, City Manager

BY: Diana Ingersoll, Deputy City Manager Resource Management Services
Nancy Towne, Recreation Services Manager

DATE: April 2, 2015

**SUBJECT: CONSIDER A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SEASIDE AMENDING THE MEETING TIME OF THE SEASIDE
ART AND HISTORY COMMISSION**

PURPOSE

The purpose of this resolution is to request that the Art and History Commission change the meeting date and time from the second Wednesday of the month, 5:30 p.m., to the second Tuesday of the month, 5:45 p.m. at the Oldemeyer Center, 986 Hilby Avenue.

RECOMMENDATION

It is recommended that the City Council adopt the resolution.

BACKGROUND

The Art and History Commission is requesting to change their meeting date and time in order to accommodate the schedules of the Art and History Commissioners. This change was voted on and was passed unanimously at the March 10, 2015 Art and History Commission Special Meeting.

FISCAL IMPACT

There are no fiscal impacts associated with this item.

ATTACHMENTS

1. Resolution Amending Art-History Commission Meeting Time
-

Meeting Date: April 2, 2015

Reviewed for Submission to the
City Council by:



John Dunn, City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE AMENDING THE MEETING TIME OF THE SEASIDE ART AND HISTORY COMMISSION

WHEREAS, the Art and History Commission meetings are held on the second Wednesday of the month at 5:30 p.m. at the Oldemeyer Center, 986 Hilby Avenue; and

WHEREAS, the Art and History Commissioners requested to change their meeting date in order to accommodate the Commissioners schedules; and

WHEREAS, on March 10, 2015 the Art and History Commission held a Special Meeting and voted and passed unanimously to change the date and time to the second Tuesday of the month at 5:45 p.m at the Oldemeyer Center, 986 Hilby Avenue.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Seaside hereby amends the meeting time of the Seaside Art and History Commission to the second Tuesday of the month at 5:45 pm at the Oldemeyer Center, 986 Hilby Avenue.

PASSED AND ADOPTED at a regular City Council meeting duly held on the 2nd day of April, 2015 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Ralph Rubio, Mayor
City of Seaside

ATTEST:

Leslie Milton, City Clerk



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.F.

TO: City Council

FROM: John Dunn, City Manager

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services

DATE: April 2, 2015

SUBJECT: CONSIDERATION OF A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH ECONOMIC & PLANNING SYSTEMS INC. FOR PEER REVIEW SERVICES FOR THE MONTEREY DOWNS FISCAL AND ECONOMIC IMPACT ANALYSIS TO INCREASE THE CONTRACT AMOUNT BY \$13,600 TO PROVIDE ADDITIONAL ROUNDS OF PEER REVIEW

PURPOSE

The purpose of this item is for the City Council to consider executing a First Amendment to the Professional Services Agreement (the "PSA") entered into between the City of Seaside (the "City") and Economic & Planning Systems Inc. (the "Consultant") on June 6, 2013, to provide peer review services for the Monterey Downs Fiscal and Economic Impact Analysis provided by the project applicant.

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution authorizing the City Manager to execute a First Amendment to the PSA with Economic & Planning Systems to complete the peer review process. The contract amount will be increased by \$13,600. Therefore, the maximum amount payable to EMC Planning Group under this Agreement is increased from \$27,000 to \$40,600.

BACKGROUND

On September 16, 2010, the City of Seaside, the Redevelopment Agency of the City of Seaside, and Monterey Downs, LLC (Applicant) entered into an Exclusive Negotiating Agreement (ENA) for the potential development of approximately 550 acres of land on the former Fort Ord.

Under Section 9 of the ENA, the Developer (Monterey Downs) is to reimburse the City for its

actual out-of-pocket costs and expenses in fulfilling its obligations under the ENA through a deposit of One Hundred Thousand Dollars (\$100,000) (“Reimbursement Funds”). Subsequently, on June 6, 2013, the City of Seaside entered into a PSA with Economic & Planning Systems to provide peer review services for the Monterey Downs Fiscal and Economic Impact Analysis provided by the project applicant.

FIRST AMENDMENT TO ECONOMIC & PLANNING SYSTEMS PSA

In March 2015, Economic & Planning Systems submitted a letter requesting a scope of work and budget amendment to the PSA. The letter cited three (3) primary reasons, which are outlined below, justifying their request.

Third Round of Review. The original scope of work included two rounds of review of the draft fiscal and economic impact analysis. Due to the number of comments regarding the first and second drafts of the analysis, additional review is necessary.

Additional Meeting and Telephone Conferences. The original scope of work included attendance at four (4) meetings. The budget associated with these meetings has been expended in meetings and telephone conferences. One additional in-person meeting and three, one-hour telephone calls are anticipated and included in the new budget.

Responding to Public Records Act Requests. EPS was asked by City staff to gather and submit correspondence associated with the project in response to public records act requests.

Economic & Planning Systems estimates that an additional 65 hours and \$13,600 will be required to complete the peer review process.

Staff has reviewed Economic & Planning Systems’ request and determined that the requested budget augmentation is justified based on the additional round of peer review, additional meetings added to Economic & Planning Systems’, and responding to Public Records Act request. It is therefore recommended that the City Council adopt the attached resolution authorizing the City Manager to execute a First Amendment to the PSA with Economic & Planning Systems to complete the peer review process.

FISCAL IMPACT

The approval of this First Amendment will have no financial impact to the City’s General Fund. Under Section 9 of the ENA, the Developer (Monterey Downs) is to reimburse the City for its actual out-of-pocket costs and expenses in fulfilling its obligations under the ENA through a deposit of One Hundred Thousand Dollars (\$100,000) (“Reimbursement Funds”). Reimbursable expenses include but are not limited to: (i) the cost of developing, reviewing and processing any general plan amendments and/or specific plan amendments for the Site; (ii) the cost of preparing, reviewing and processing the EIR; and (iii) the cost of negotiating and preparing the DDA. Prior to the execution of the ENA, the Developer provided the City with the Reimbursement Funds deposit. The increased not to exceed contract amount of Forty Thousand, Six Hundred Dollars (\$40,600) is reimbursed to the City of Seaside by the applicant under the

ENA.

ATTACHMENTS

1. Attachment 1. Resolution Approving First Amendment to Professional Services Agreement with EPS
 2. Attachment 2. Exhibit "A": First Amendment to PSA with EPS
 3. Attachment 3. Exhibit "A" to First Amendment to PSA: Scope of Work
-

Reviewed for Submission to the
City Council by:



John Dunn, City Manager

RESOLUTION NO. 2015-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ECONOMIC & PLANNING SYSTEMS INC. FOR PEER REVIEW SERVICES FOR THE MONTEREY DOWNS FISCAL AND ECONOMIC IMPACT ANALYSIS AND AUTHORIZING THE INCREASE OF THE CONTRACT AMOUNT BY \$13,600 TO COMPLETE THE PEER REVIEW PROCESS

WHEREAS, On September 16, 2010, the City of Seaside, the Redevelopment Agency of the City of Seaside, and Monterey Downs, LLC (Applicant) entered into an Exclusive Negotiating Agreement (ENA) for the potential development of approximately 550 acres of land on the former Fort Ord; and

WHEREAS, on June 6, 2013, the City Council entered into a Professional Services Agreement with Economic & Planning Systems to provide peer review services for the Monterey Downs Fiscal and Economic Impact Analysis provided by the project applicant for the proposed Monterey Downs project on the former Fort Ord in an amount not to exceed Twenty Seven Thousand Dollars (\$27,000); and

WHEREAS, the City desires to move forward with completing the peer review process; and

WHEREAS, the approval of this First Amendment will have no financial impact to the City's General Fund. Under Section 9 of the ENA, the Developer (Monterey Downs) is to reimburse the City for its actual out-of-pocket costs and expenses in fulfilling its obligations under the ENA through a deposit of One Hundred Thousand Dollars (\$100,000) ("Reimbursement Funds"). Reimbursable expenses include but are not limited to: (i) the cost of developing, reviewing and processing any general plan amendments and/or specific plan amendments for the Site; (ii) the cost of preparing, reviewing and processing the EIR; and (iii) the cost of negotiating and preparing the DDA. Prior to the execution of the ENA, the Developer provided the City with the Reimbursement Funds deposit.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seaside hereby authorizes the City Manager to execute a First Amendment to the Professional Services Agreement with Economic & Planning Systems to increase the Professional Services Agreement amount by Thirteen Thousand, Six Hundred Dollars (\$13,600) from Twenty Seven Thousand Dollars (\$27,000) to Forty Thousand, Six Hundred Dollars (\$40,600).

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside
duly held on the 2nd day of April 2015, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ralph Rubio, Mayor

ATTEST:

Lesley E. Milton, City Clerk

**AMENDMENT #1 TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE CITY OF SEASIDE
AND
ECONOMIC & PLANNING SYSTEMS INC.
FOR AN AMENDED SCOPE OF WORK AND BUDGET FOR PEER REVIEW
SERVICES FOR THE MONTEREY DOWNS FISCAL AND ECONOMIC IMPACT
ANALYSIS**

1. RECITALS:

WHEREAS, City of Seaside hereinafter called "City", and Economic & Planning Systems Inc. hereinafter called "Consultant", entered into a professional services agreement on the 6th day of June, 2013 to provide peer review services for the Monterey Downs Fiscal & Economic Impact Analysis, hereinafter referred to as an "Agreement"; and

WHEREAS, City and Consultant desire to amend the scope and increase the amount of total compensation allowed as stated in the consultant Agreement to complete the peer review process.

NOW, THEREFORE the parties agree as follows:

2. EMPLOYMENT OF CONSULTANT

Agreement is amended and modified as proposed in the attached Exhibit A (Amendment #1).

3. PAYMENTS TO CONSULTANT, Maximum Liability

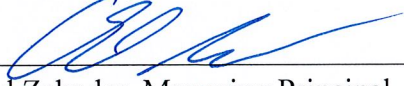
Subject to the limitation set forth herein, the City shall pay the Consultant the amount provided in Exhibit A (Amendment #1), (addition of \$13,600) dated March 20, 2015. The maximum amount payable to Consultant under this Agreement is increased from Twenty Seven Thousand Dollars (\$27,000) to Forty Thousand, Six Hundred Dollars (\$40,600).

IN WITNESS WHEREOF, the parties hereto have made and executed this agreement on April 2, 2015.

CITY OF SEASIDE
"City"

by _____
John Dunn, City Manager

ECONOMIC & PLANNING SYSTEMS INC.
"Consultant"

by  _____
David Zehnder, Managing Principal



March 20, 2015

City of Seaside
Resource Management Services
Attn: Teri Wissler Adam, Contract Project Manager
440 Harcourt Avenue
Seaside, CA 93955

Subject: Peer Review of the Proposed Monterey Downs Project Fiscal and Economic Impact Analysis; EPS #132049

Dear Teri:

Economic & Planning Systems, Inc. (EPS) appreciates the opportunity to peer review the Fiscal and Economic Impact Analysis of the Proposed Monterey Downs Project. Under EPS's original contract, the scope of work for this project included review of two drafts of the Fiscal and Economic Impact Analysis. The purpose of this letter is to request a contract extension and associated budget authorization to complete a third peer review of the Final Draft Fiscal and Economic Impact Analysis and to fund work already completed that was not included in the original scope of work.

Work Completed to Date

EPS's original scope of work for this project included the following elements:

- Project initiation, including a kickoff meeting.
- Peer review of 2 drafts of the Fiscal and Economic Impact Analysis.
- Memoranda documenting the results of the peer review.
- Attendance at 3 meetings with City of Seaside (City) staff and 2 public meetings to present and discuss the Fiscal and Economic Impact Analysis peer review results.

To date, EPS has completed the above-described scope of work (excluding attendance at 2 public meetings) through completion of the following work efforts:

- Met with City staff to initiate the project, discuss key project details and deliverables, and obtain data and inputs to facilitate the peer review.
- Conducted a peer review of 2 separate drafts of the Fiscal and Economic Impact Analysis. The peer review included a review of market absorption and other key assumptions underpinning the analysis, as well

*Economic & Planning Systems, Inc.
2295 Gateway Oaks Drive, Suite 250
Sacramento, CA 95833-4210
916 649 8010 tel
916 649 2070 fax*

*Oakland
Sacramento
Denver
Los Angeles*

www.epsys.com

as the methodological approach to derive the fiscal and economic impact results. For each draft of the report, EPS prepared a memorandum summarizing the peer review and associated comments for City staff review. Following City staff's review and comments, EPS updated the peer review memorandum and provided a final version for distribution to the Monterey Downs Project Applicant.

- Attended 1 in-person meeting with City staff and participated in from 3 to 5 conference calls with City staff, the project applicant, and the project applicant's economic consultant.

In addition to completing the above tasks, included in the original scope of work, EPS incurred expenses related to responding to 3 separate Public Records Act requests. Time spent on this work was not anticipated as part of the original scope of work.

Current Budget Status

EPS's original budget for this work was \$27,000. To date, EPS has expended approximately \$22,260 to complete the items contemplated in the original scope of work, leaving approximately \$4,700 available to fund attendance by an EPS representative at 2 public meetings. Response to Public Record Act requests, however, added approximately \$1,300 in expenses. EPS therefore has approximately \$3,400 in remaining budget. **Table 1** offers a summary of EPS's current budget status, as well as the budget needed to accommodate the City's request for an expanded scope of work, as summarized below.

Additional Scope of Work

The City has received a third draft of the Monterey Downs Fiscal and Economic Impact Analysis and has requested that EPS again conduct a peer review and offer comments and suggestions. Because this work was not contemplated as part of the original scope of work, EPS is seeking a contract extension and associated budget authorization to accommodate the expanded scope of work.

EPS's scope of work under this proposed extension will build on work already completed under the existing contract. EPS will conduct a comprehensive review of the Final Draft Fiscal and Economic Impact Analysis, evaluating the specific methodologies and assumptions used, as well as the degree to which the Monterey Downs Project Applicant has responded to comments submitted by the City on prior versions of the Fiscal and Economic Impact Analysis. Consistent with the prior rounds of peer review, key areas of evaluation will include the following items:

- Methodology for accounting for various changes to the local economy and City budget.
- Methodology for performing appropriate sensitivity analyses (e.g., varying rates of revenue or expenditure growth or alternative land use plans).
- Consideration of the City's long-range service delivery plans (i.e., potential contract-service provision for certain municipal service functions).
- Key assumptions such as real estate finished values, market area retail sales capture, employee and household expenditures, and other factors driving the analysis results.

- Inclusion of appropriate metrics to test fiscal impact analysis outputs (e.g., operating fund revenues and expenditures per capita per individual category or service levels per capita).
- Methodology used to derive direct, indirect, and induced economic impacts associated with project development and ongoing project operations.
- Key economic impact analysis inputs, such as construction values, buildout timeframes, number of project employees, and associated employee compensation levels.
- Other key assumptions such as analysis geography, place of residence of project employees, or retail sales capture rates.

EPS will prepare a draft memorandum offering a synopsis of the review of the Final Draft Fiscal and Economic Impact Analysis and offering recommendations for improving the report methodology, analysis, and presentation. EPS will submit this draft memorandum to the City for review. After incorporating any comments from City staff, EPS will prepare a revised memorandum for transmittal to the Monterey Downs Project Proponent.

As part of this review, EPS anticipates attending 1 in-person meeting with City staff, as well as participating in up to 3 1-hour-long teleconferences.

Key Personnel

Managing Principal David Zehnder will continue to serve as Principal-In-Charge of this project and will oversee all aspects of the assignment. Executive Vice President Ellen Martin will serve as Project Manager, conducting the day-to-day work related to this assignment. It is assumed that both David and Ellen will participate in all meetings associated with this proposed contract extension. Additional EPS staff may assist in obtaining and analyzing data.

Budget Extension Request

EPS estimates a budget of **\$12,300** will be required to complete the peer review tasks, attend 1 in-person meeting, and participate in up to 3 1-hour conference calls. This estimate, detailed in **Table 2**, is based on the assumption that the level of effort required for the peer review will be roughly commensurate with the peer review of the first and second drafts of the analysis.

In addition, EPS requests this contract extension include **\$1,300** in expenses incurred responding to Public Records Act requests, as detailed earlier, for a total budget extension of **\$13,600**.

EPS charges for its services on a direct-cost (hourly billing rates plus direct expenses), not-to-exceed basis; therefore, if the peer review effort required is less than anticipated here, you will be billed only for work completed up to the authorized budget amount. If additional work or meetings are required, EPS will request authorization for additional budget with the understanding that terms will be negotiated in good faith.

Schedule

EPS anticipates the initial response to the Final Draft Fiscal and Economic Impact Analysis can be prepared 1 to 2 weeks after the City's authorization of the contract extension. Final comments will

be provided in a timely manner and contingent on discussions with and receipt of comments from City staff.

EPS looks forward to continuing to work with you on this project. To approve this request, please forward the appropriate contract extension documents to EPS for execution. EPS welcomes the opportunity to discuss this contract extension with the City at a convenient time; please call me at (916) 649-8010.

Sincerely,

ECONOMIC & PLANNING SYSTEMS, INC.

A handwritten signature in black ink, appearing to read 'D. Zehnder', with a long horizontal flourish extending to the right.

David Zehnder
Managing Principal

Table 1
Budget Estimate
Peer Review of Monterey Downs Fiscal and Economic Impact Analyses

Task	Budgeted Amount	Estimated Amount Spent (through 2/28/2015)	Budget Remaining	Additional Budget for New Scope Items
<i>See Table 2</i>				
Task 1: Initiate Project	\$2,470	\$2,156	\$314	\$0
Task 2: Review Market Absorption Assumptions	\$1,505	\$1,452	\$53	\$0
Task 3: Conduct Peer Review of Fiscal Impact Analysis				
Subtask 3.1: Review and Evaluate Fiscal Impact Analysis	\$5,775	\$5,572	\$203	\$2,554
Subtask 3.2: Prepare Fiscal Impact Analysis Recommendations Memoranda	\$3,475	\$3,353	\$122	\$1,537
Task 4: Conduct Peer Review of Economic Impact Analysis				
Subtask 4.1: Review and Evaluate Economic Impact Analysis	\$3,280	\$3,165	\$115	\$1,451
Subtask 4.2: Prepare Economic Impact Analysis Recommendations Memoranda	\$2,055	\$1,983	\$72	\$909
Subtotal Task 3 and Task 4 (Peer Review Tasks)	\$14,585	\$14,072	\$513	\$6,450
Task 5: Attend Meetings	\$8,300	\$4,580	\$3,720	\$5,895
Subtotal Original Scope of Work	\$26,860	\$22,260	\$4,601	\$12,345
Total (Budgeted Amount Rounded)	\$27,000	\$22,260	\$4,741	\$12,345
Additional Item: PRA Request	\$0	\$1,303	(\$1,303)	\$1,303
Total Including Additional Items	\$27,000	\$23,562	\$3,438	\$13,648
Total (Rounded)				\$13,600

compare

Table 2
Budget Estimate - Additional Peer Review Scope of Work
Peer Review of Monterey Downs Fiscal and Economic Impact Analyses

Task/Description	Principal In Charge Zehnder	Project Manager Martin	Technical Analyst Simundza	Production Staff	Staff Cost Subtotal	Direct Costs [1]	Grand Total
Task 1: Conduct Peer Review of Fiscal and Economic Impact Analysis							
Subtask 1.1: Review and Evaluate Fiscal and Economic Impact Analysis	2	12	5	0	\$3,865	\$0	\$3,865
Subtask 1.2: Prepare Fiscal and Economic Impact Analysis Recommendations Memoranda	2	5	4	4	\$2,535	\$50	\$2,585
Subtotal Task 1	4	17	9	4	\$6,400	\$50	\$6,450
Task 2: Attend Meetings [2]	11	11	0	0	\$5,445	\$450	\$5,895
Total Staff Hours	15	28	9	4	\$11,845	\$500	\$12,345
Hourly Billing Rates	\$280	\$215	\$145	\$80			
OVERALL TOTAL	\$4,200	\$6,020	\$1,305	\$320	\$11,845	\$500	\$12,345

"pbud"

[1] Direct costs include travel costs, meals, shipping, printing and data acquisition.

[2] Assumes participation in 3 1-hour conference calls by David Zehnder and Ellen Martin. Assumes attendance at 1 in person meeting by David Zehnder and Ellen Martin. In person meeting attendance estimate includes 6 hours of travel time, 2 hours of meeting time, and up to \$450 in direct expenses (lodging, meals, copying, etc.).



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 9.A.

TO: City Council

FROM: John Dunn, City Manager

BY: Lisa Brinton, Community and Economic Development Services Manager
Tim O'Halloran, City Engineer/Public Works Services Manager

DATE: April 2, 2015

**SUBJECT: DISCUSS WEST BROADWAY URBAN VILLAGE LIBRARY MIXED-
USE PROJECT PHASE 3 PRESENTATION, RECEIVE PUBLIC
COMMENT AND PROVIDE DIRECTION**

PURPOSE

The purpose of this item is for the City Council to consider the Phase 3 Feasibility Study presentation from the previous City Council Meeting from Kosmont Companies regarding the viability of the proposed library, affordable housing and parking structure mixed-use development, given the dissolution of redevelopment as a funding source. This proposed use is a catalyst project identified in the West Broadway Urban Village (WBUV) Specific Plan.

RECOMMENDATION

It is recommended that the City Council discuss the presentation from the consultant, allow for further public comment and provide staff direction as deemed appropriate.

BACKGROUND

On January 21, 2010, the City Council adopted the West Broadway Urban Village (WBUV) Specific Plan. The WBUV Specific Plan proposes a pedestrian-friendly downtown that offers a mix of residential with ground-floor retail and commercial uses. The goal is to create a vibrant, revitalized commercial core that will provide economic growth and stability through the creation of new businesses, jobs, and tax revenues. Catalyst projects identified in the WBUV Specific Plan include a public parking structure and library mixed-use development, a multi-model transit station, and a hotel/conference center mixed-use development.

The WBUV Specific Plan concept for the public parking structure and library mixed-use development includes a) 20,000 square foot library, b) up to 500 stall parking structure, c) up to 80 unit of affordable senior housing, d) 20,000 square feet of retail, and e) 5,000 square feet of

public plaza. The proposed site for this mixed-use development is the 600 Block of West Broadway between Hillsdale and Alhambra Streets, half of which is the City Corporation Yard.

Phase I Feasibility Study

In November 2010, the Agency entered into a contract agreement with Kosmont & Associates, dba Kosmont Companies to analyze the proposed mixed-use project's feasibility given current market conditions, evaluate development strategies and transaction structures, and identify financial sources. The contract amount was not to exceed Twenty Thousand Dollars (\$20,000).

On March 17, 2011, Ken Hira, Senior Vice President, presented a summary of Kosmont's findings and recommendations to the City Council and Agency Board. Recommendations included further consideration and analysis of 1) a phased, reduced project that would be delivered through a structured project management process, 2) sources and uses of funds to shrink the financial gap to a feasible level, and 3) pursuit of public and private funding sources to solve any remaining gap. After the presentation, Council and Agency Board directed staff to continue working with Kosmont to further evaluate the project size, phasing, uses, and design of the proposed parking structure and library mixed-use project. The Phase I report is Attachment 1.

Phase 2 Feasibility Study

On April 21, 2011, the Agency Board authorized the Executive Director to enter into a second contract agreement with Kosmont Companies for a Phase 2 Feasibility Study in an amount not to exceed Fifty-Seven Thousand Three Hundred Ninety-Five (\$57,395.00) Dollars. Phase 2 scope of work included 1) selecting an architect (LPA Architects) to develop phased concept alternatives, 2) analyzing project delivery, costs and financial sources and uses for selected Phase 2 scenarios, and 3) collaboration with County Library staff and Friends of the Library representatives.

On December 15, 2011, Kosmont Companies and LPA Architects presented the Phase 2 report, provided as Attachment 2, on their findings and recommendations. The consultants recommended a phased approach in which Phase I would be built on the city-owned property on Olympia (currently used as the City Corporation Yard) and would include the following components.

- 20,000 square foot library with public garden terrace roof
- 160 stall parking structure
- 31 affordable housing units

Phase I would require the relocation of the Corporation Yard and site clean-up. Full build out of the proposed mixed-use project would require the acquisition of property and the relocation of businesses along Broadway Avenue and would include the following project components.

- 20,000 square foot library with public garden terrace roof
- 290 stall parking structure
- 20,000 square feet of new retail

83 affordable housing units on top of the parking structure/retail components
8,000 square foot public plaza

With the loss of redevelopment, the City no longer has housing set aside funds, nor the approximately \$3,000,000 previously held for the construction of a new library. These funds have been redistributed to the affected taxing entities as part of the redevelopment dissolution process. In light of the loss of funding sources for the housing and library components, staff requested that Kosmont provide a scope of work to evaluate the current financial feasibility of the phased mixed-use project as outlined in Phase 2.

Phase 3 Scope of Work

Phase 3 scope of work included many of the recommended next steps provided at the end of the Phase 2 report.

Task 1: Financial Feasibility Analysis

- Determine whether or not the project as proposed in Phase 2 is still feasible, and if feasible identify next steps for project evaluation/implementation.
- Prepare demolition, site preparation and relocation cost estimates previously not included in the Phase 2 Sources and Uses analysis.

Task 2: Identification of Funding Sources and Financing Mechanisms

- Develop a financing program including funding sources/mechanisms such as taxable and tax exempt bonds, lease/lease back financing, public/private partnerships (P3), EB-5 immigrant investment, grants, and Library donors/sponsors to resolve any financial gap.

Task 3: Developer Outreach and Coordination with City and Other Stakeholders

- Follow up with affordable housing developers consulted in Phase 2 (as well as others) to consider their interest/ability to develop the project as proposed.
- Continue to coordinate with County Library Staff and Friends of Library.
- Coordinate with the City to monitor property owners along Broadway Avenue for strategic acquisition opportunities.

At the March 19, 2015 City Council meeting, Ken Hira, Senior Vice President, Kosmont Companies provided a power point presentation summarizing the Phase 3 report (Attachment 3) on Kosmont findings and recommendations. The power point presentation is Attachment 4. The City Council opened the public comment period on the item but was unable to continue the meeting due to an emergency.

It is recommended that the City Council discuss the presentation from the consultant, allow for further public comment and provide staff direction as deemed appropriate.

FISCAL IMPACT

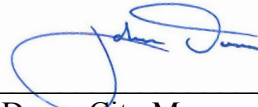
The third contract agreement with Kosmont Companies for Phase 3 scope of work is for an amount not to exceed Twenty-Seven Thousand Two Hundred Thirty-Five Dollars (\$27,235.00).

A new library feasibility study was identified in the 2014-2020 Capital Improvement Projects budget with the source of funds being one time monies.

ATTACHMENTS

1. Attachment 1: Phase I WBUV Library-Mixed Use Project Feasibility Report
 2. Attachment 2: Phase 2 WBUV Library-Mixed Use Project Feasibility Report
 3. Attachment 3: Phase 3 WBUV Library-Mixed Use Project Feasibility Report
 4. Attachment 4: Kosmont Presentation
-

Reviewed for Submission to the
City Council by:



John Dunn, City Manager



City of Seaside

City Council and Agency Board

West Broadway Urban Village

Mixed-Use Project Feasibility Report

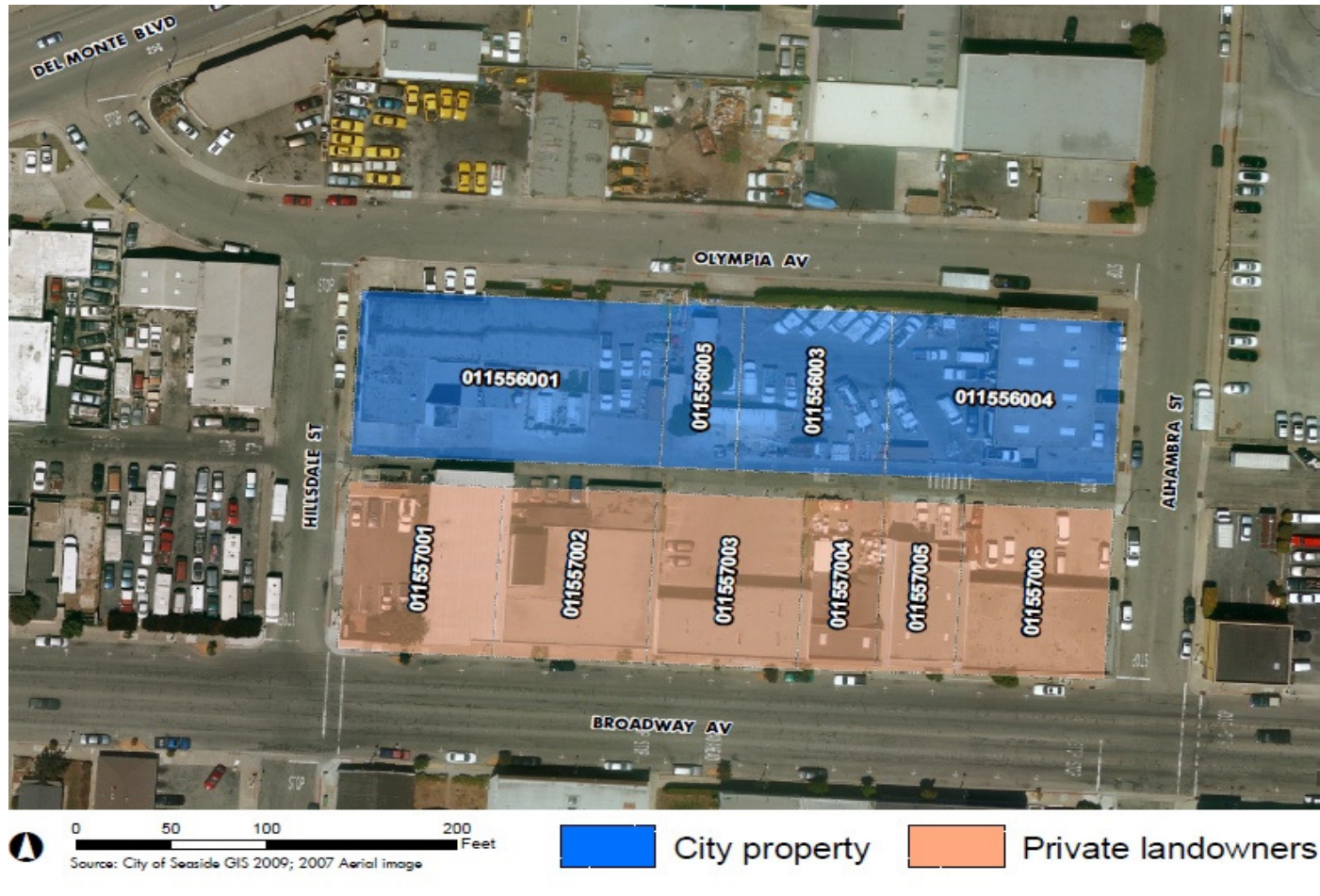
3/17/2011

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Los Angeles, CA 90017
www.kosmont.com



Proposed Project Site and Ownership



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companies

City/Agency Accomplishments

- **January 2010: West Broadway Urban Village Specific Plan adoption**
- **July 2010: Receive EDA grant funding for design of Broadway Avenue streetscape and infrastructure improvements**
- **City owns Corporation Yard property along Olympia Avenue**

Agency Objectives

- Create an urban village around Broadway Avenue and establish it as the City's downtown core
- Explore project feasibility to redevelop the City Corporation Yard property along with *to be acquired* adjacent properties, into mixed use project anchored by public library
- Find funding sources for library mixed-use project based on project feasibility
- Establish economic development and redevelopment project implementation approach possibly through developer RFP

Challenges – Market Conditions

- **Financing – absence of traditional financing vehicles and dysfunctional capital markets**
- **Redevelopment – proposal to eliminate and/or modify tax increment and RDAs in CA to balance State budget**
- **New development – absorption of existing structures is more viable than ground up development**
- **Retail properties – minimal demand due to cautious consumer spending and failed retail stores**
- **Residential – market rate housing remains soft; affordable housing is still viable**

Challenges – Site Specific

- The high-density, vertical mixed-use project conceptualized in the Specific Plan is difficult to feasibly underwrite due to limited demand, high costs, and project complexity today
- Acquisition of properties along Broadway Ave. with existing businesses and relocation of those businesses will be time consuming and will likely be too expensive
- Change in developer capacity to invest and develop
 - The recession has resulted in reductions in qualified developers, now subject to onerous and restrictive lender and capital restraints
 - Developers are driven by private capital financial returns and projects that meet their objectives
 - Developers will solve for market rate of return, discount the value of the land accordingly and will request substantial subsidies in the form of land contribution/write down, financial subsidy for off site and on site improvements and/or fee waivers

Project Options for Agency

Ownership of the City Corp. Yard puts the City in unique position to either sell property to developer or control project delivery:

Option 1 – Specific Plan Project and RFP

- Issue developer RFP based on conceptualized project in Specific Plan

Option 2 – Reduced Project Alternative and RFP

- Issue developer RFP based on scaled back project scope to include library, some affordable housing, minimal retail, necessary parking
- Project concentration on City Corp. Yard property and minimal new property acquisitions

Option 3 – Reduced Project with increased City Control

- Hire project/construction management firm to deliver library and parking components of scaled back project scope defined in Option 2
- Partner with qualified affordable housing developer for residential component and possibly with local retail end user/developer for reduced retail component

Analysis of Project Options

Option 1 – Specific Plan Project and RFP

- **Advantage:** Specific Plan vision is pursued and third party developer is responsible for project
- **Disadvantage:** Specific Plan project is challenged by question of feasibility and developer choices are limited

Option 2 – Reduced Project Alternative and RFP

- **Advantage:** Initial scaled back project is more feasible and third party developer is responsible for project
- **Disadvantage:** Developer choices are limited

Option 3 – Reduced Project and City Control

- **Advantage:** City/Agency can control initial feasible project and shift risk away through “construction management at risk” project delivery methodology
- **Disadvantage:** no developer RFP requires increased focus on project administrative functions by City and political “ownership”/support

Reduced Project - Initial Phase

Given market conditions and certain site specific challenges, Kosmont suggests scaling back and potentially phasing the project relative to what was conceptualized in the Specific Plan. Further, evaluation of a project/construction management delivery methodology is recommended.

Initial Phase:

- Library and necessary parking on vacated City Corp. Yard property through “CM at risk” project delivery format
- Prescribed amount (TBD) of affordable housing on City property by qualified developer
- Acquisition and redevelopment of one or two properties along Broadway Ave. to create access to project, which can be improved as connective plaza area and potentially small amount of new retail (TBD)
- Create entry points to project from both Broadway and Olympia Aves.

Reduced Project – Future Phase

Future Phase

- As the economy and market conditions improve over time and on an opportunistic basis, Agency can solicit developers to acquire additional or all the properties along Broadway Ave. for redevelopment, if appropriate
- On an ongoing basis, Agency can initiate implementation of business incentive programs to rehab the facades of the existing businesses along Broadway Ave., which would be a less costly solution to acquisitions and help establish an improved image of commercial businesses along Broadway Ave.

Non-Developer Project Delivery Methodologies

Several methods can be utilized by the City/Agency to effectuate the development and construction of the library and parking components of project:

- **Design Build**

- Third party architect prepares plans
- Lowest bidding general contractor (“GC”) would be awarded the job based on a hard bid
- City/Agency staff would manage project
- City/Agency bears project risk

- **Construction Management**

- Third party architect prepares plans
- Lowest bidding GC would be awarded the job based on a hard bid
- Construction Manager (“CM”) would manage project as extension of City/Agency staff through professional services agreement for not-to-exceed fee
- City/Agency bears project risk

Non-Developer Project Delivery Methodologies

- **Construction Management Multiple Prime**
 - Pre-construction design coordination between architect and CM
 - Multiple trades/sub-contractors (“Sub”) based on tailored bid packages (each Sub carries separate bond and insurance protection)
 - CM acts as quasi GC and extension of City/Agency staff through professional services agreement for not-to-exceed fee
 - City/Agency saves money with no GC, some risk shifted to Subs and quicker project delivery. City remains at risk.
- **Construction Management At Risk (PREFERRED)**
 - CM provides construction expertise to direct architect and assist with design build process
 - Multiple trades/sub-contractors (“Sub”) based on tailored bid packages (each Sub carries separate bond and insurance protection)
 - CM provides Guaranteed Maximum Price (“GMP”) and is responsible for project as directed by City/Agency staff through professional services agreement
 - City/Agency shifts risk of project delivery and cost to CM

Sources and Uses – Specific Plan

Seaside						
West Broadway Urban Village - Library Mixed Use Project						
Sources and Uses of Funds						
	Square Feet/ Units	Unit Pricing Low Range	Unit Pricing High Range	Est. Amount Low Range	Est. Amount High Range	Est. Total/ Avg. Amount
Sources						
RDA - Acquisition and Relocation						\$ -
RDA - Library						\$ 3,000,000
Developer Retail (limited equity, loan)						\$ 525,000
Housing Set Aside						\$ 2,000,000
Developer Housing (tax credit equity, loans)						\$ 14,400,000
Gap (land value, grants, other sources)						\$ 21,608,563
Total Sources						\$ 41,533,563
Uses						
Real Property Acquisition (FMV)	40,000	\$ 106.13	\$ 120.93	\$ 4,245,125	\$ 4,837,000	\$ 4,541,063
Business Relocation	40,000	\$ 14.91	\$ 20.96	\$ 596,500	\$ 838,500	\$ 717,500
Library	20,000	\$ 350.00	\$ 425.00	\$ 7,000,000	\$ 8,500,000	\$ 7,750,000
Retail	20,000	\$ 150.00	\$ 200.00	\$ 3,000,000	\$ 4,000,000	\$ 3,500,000
Affordable Housing	80	\$ 185,000.00	\$ 225,000.00	\$ 14,800,000	\$ 18,000,000	\$ 16,400,000
Parking Structure	350	\$ 20,000.00	\$ 25,000.00	\$ 7,000,000	\$ 8,750,000	\$ 7,875,000
Public Plaza	5,000	\$ 100.00	\$ 200.00	\$ 500,000	\$ 1,000,000	\$ 750,000
Total Uses				\$ 37,141,625	\$ 45,925,500	\$ 41,533,563
<u>Sources of Information:</u>						
Seaside Windshield Survey Report prepared by Hansen & Co. August 2, 2009						
City of Seaside						
Market research of comparables						
This analysis is for illustrative purposes and is not a guarantee of actual and/or future results. Project pro forma analysis are projections only. Actual results may differ materially from those expressed in this analysis.						



Sources and Uses – Reduced Project Scenario

(20k sf library, 40 affordable housing units, 3,000 sf retail, 150 stall pkg structure)

Seaside						
West Broadway Urban Village - Library Mixed Use Project						
Sources and Uses of Funds						
	Square Feet/ Units	Unit Pricing Low Range	Unit Pricing High Range	Est. Amount Low Range	Est. Amount High Range	Est. Total/ Avg. Amount
Sources						
RDA - Acquisition and Relocation						\$ -
RDA - Library						\$ 3,000,000
Developer Retail (limited equity, loan)						\$ 525,000
Housing Set Aside						\$ 2,000,000
Developer Housing (tax credit equity, loans)						\$ 6,200,000
Gap (land value, grants, other sources)						\$ 10,500,713
Total Sources						\$ 22,225,713
Uses						
Real Property Acquisition (FMV)	8,000	\$ 106.13	\$ 120.93	\$ 849,025	\$ 967,400	\$ 908,213
Business Relocation	8,000	\$ 14.91	\$ 20.96	\$ 596,500	\$ 838,500	\$ 717,500
Library	20,000	\$ 350.00	\$ 425.00	\$ 7,000,000	\$ 8,500,000	\$ 7,750,000
Retail	3,000	\$ 150.00	\$ 200.00	\$ 450,000	\$ 600,000	\$ 525,000
Affordable Housing	40	\$ 185,000.00	\$ 225,000.00	\$ 7,400,000	\$ 9,000,000	\$ 8,200,000
Parking Structure	150	\$ 20,000.00	\$ 25,000.00	\$ 3,000,000	\$ 3,750,000	\$ 3,375,000
Public Plaza	5,000	\$ 100.00	\$ 200.00	\$ 500,000	\$ 1,000,000	\$ 750,000
Total Uses				\$ 19,795,525	\$ 24,655,900	\$ 22,225,713
<u>Sources of Information:</u>						
Seaside Windshield Survey Report prepared by Hansen & Co. August 2, 2009						
City of Seaside						
Market research of comparables						
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Public Works Project Comparables

City of Tulare

- **Project Description**

- 31,400 square foot single story library and new city council on 3 acres with 100 on grade parking stalls, near City Hall and bus system transit center

- **Project Delivery**

- Construction Management at Risk method
- Constructed over 16-18 months, completed in July 2010

- **Costs and Financing**

- Approx. \$11.5 million (\$366 psf) construction costs
- Financed with City General Revenue Bonds

Public Works Project Comparables

City of Watsonville

- **Project Description**

- 43,000 square foot library as part multi-story project that included civic plaza, county court rooms, city council chambers, adjacent 464 stall parking structure

- **Project Delivery**

- Construction Management at Risk method (no local developer surfaced)
- Constructed between 2004 and 2006

- **Costs and Financing**

- Total project approx. \$57 million (\$422 psf) construction costs
- Financed with Redevelopment Agency Bonds and Grants

Funding Sources – Possible Project Grants

- **Sustainable Communities Planning** - Grant for the development of land use plans. (Max. \$1M – application tentative August 2011)
- **Urban Greening Planning** - Grant for the development of urban greening plans. (Max. \$250,000 – pre-application end of April 2011; full application late summer/early fall)
- **U.S. Department of Agriculture** - Grants for libraries and community facilities. (Amount varies – qualification will require population exemption)
- **Urban Greening Project** - Grant for the development of urban greening projects. (Max. \$1 million – application tentative August 2011)
- **Rubberized Asphalt Concrete (RAC) Grant Program** - Grant program for construction projects that use California waste tires in the rubber portions of the project. (Max. \$250,000 – application February 2012)

Funding Sources – Possible Project/Infrastructure Grants

- **U.S. Economic Development Administration – Federal agency within U.S. Department of Commerce that partners with distressed communities throughout the United States to foster job creation, collaboration and innovation. (No max. award, grants generally under \$10M – applications due March, June and December annually)**
- **Gas Tax Reauthorization (MAP 21) – California grant program is eligible to fund costs for almost all transportation related projects. (No max. award but grants average \$10-\$15M – call for projects July 2011)**
- **State-Local Partnership Program - Grant for improving local road systems, improving bicycle and pedestrian safety, and many other transportation related projects. Council resolution of “uniform developer fee” required. (Max. \$1M – application tentative due August 2011)**

Funding Sources – Lease/Leaseback Strategies

- Readily available private institutional capital seeking investments in public sector facilities and public agency assets
- As an alternative to tax increment financing (which may not be available if redevelopment is curtailed), a city can aggregate assets such as a City Hall, police station or other properties that have no debt, and finance these assets using a lease/leaseback structure.
- Proceeds can be used for projects or related infrastructure that achieves a relatively immediate financial return on investment through sales tax, property tax and hotel room revenues
- Government can continue to manage daily operations of an asset and maintain flexibility to take back assets when needed for a higher and better use
- A key component to a lease/leaseback structure is credit. City's credit rating will, in part, determine eligibility and cost of capital.

Funding Sources – Immigrant Investor Green Card Program

- Congress created the EB-5 employment-based foreign investment immigration program in 1990 with the purpose of encouraging foreign investment (in return for a green card), creating jobs, and stimulating economic growth
- EB-5 is an economic development tool that works well with public/private transactions at the local level and can assist public agencies in funding projects
- Oversight by U.S. Citizenship and Immigration Services (USCIS), a bureau of the Dept. of Homeland Security, to prevent misuse of funds and manage immigration standards
- Investments are placed through Regional Centers as follows:
 - \$1 million investment in a new or existing business
 - \$500,000 is the required investment for projects located in Targeted Employment Areas (TEA) or deemed a “Troubled Business”
 - Each investment must create at least 10 full-time jobs



Conclusions

- **City/Agency is committed to take steps necessary to achieve downtown revitalization**
- **Market for ground up mixed-use development is challenging**
- **Agency faces threat of elimination or curtailment**
- **Specific Plan proposed project results in too large of a financial gap in this market**
- **Scaling back of project and phasing is recommended**
- **Public works project and affordable housing can still be viable**
- **Seaside has project options and delivery methodology choices**
- **Reduced Project programming & funding sources/uses need further evaluation in order to further reduce financial gap (includes exploration of public and private \$\$ sources)**

Recommended Next Steps

Kosmont suggests that the City/Agency take the following next steps:

- Evaluate reduced project – design, program, parking and phasing**
- Consider alternative project delivery methodology and developer RFP options**
 - If CM at risk, construction management company qualifications/proposals will be required**
 - If developer RFP, preparation and developer selection process**
- Analyze sources and uses for reduced project to reduce financial gap to feasible level**
- Pursue funding sources to solve sources and uses gap based on targeted project program, as appropriate**

Estimated Timeline 2011

- **April – July**
 - Evaluate reduced project size, program and project delivery methodology
 - Research/underwrite grant, funding programs including environmental grants/loans
 - Analyze sources and uses and confirm funding strategy

- **August – December**
 - City Corp. Yard environmental due diligence (will dictate overall project timeline)
 - Apply for grants and other valid funding sources
 - Start negotiations on Broadway Ave. property(ies)
 - Qualifications/proposals from construction management firms

Thank You



City of Seaside

City Council and Agency Board

Presentation:

West Broadway Urban Village Library Mixed-Use Project Feasibility – Phase 2 *12/15/2011*

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Los Angeles, CA 90017
www.kosmont.com*



Presentation Road Map

- 1. Background and Phased Project Program**
- 2. Site and Conceptual Design**
- 3. Project Delivery and Financial Analysis**
- 4. Findings and Next Steps**

BACKGROUND AND PHASED PROJECT PROGRAM

Recommended Next Steps from March 2011

Kosmont suggested City/Agency take following next steps:

- 1. Evaluate reduced project from what was contemplated in the Specific Plan – design, program, parking and phasing**
- 2. Consider alternative project delivery methodology and developer RFP options**
- 3. Analyze sources and uses for reduced project to lower financial gap to feasible level**
- 4. Pursue funding sources to solve sources and uses gap based on targeted project program, as appropriate**

Steps Taken since March 2011

Kosmont in concert with City Staff managed the following steps:

- 1.Issued architect SOQ/RFP to evaluate phased project**
- 2.Reviewed extensive number of proposals, interviewed short listed firms and selected/retained LPA Architects**
- 3.Evaluated multiple Phase I concept alternatives and identified targeted concept in the context of Specific Plan**
- 4.Collaborated with County Library Staff/Friends of Library**
- 5.Analyzed Phase I Scenarios including project delivery, costs and financial sources and uses**
- 6.Initiated preliminary outreach to business owners along Broadway Ave.**

Specific Plan Concept Project

Project Site: Requires relocation of City Corp. Yard property and acquisition of private property and relocation of existing businesses along Broadway Ave.

Project Components:

- **20,000 sq. ft. Library**
- **80 Affordable Housing units**
- **20,000 sq. ft. Retail**
- **5,000 sq. ft. Public Plaza**
- **Up to 500 stall Parking Structure**

Targeted Phase I Concept Project

Project Site: Requires vacated and cleared City Corp. Yard property and limited improvements around Library entrance

Project Components:

- **20,000 sq. ft. Library with Public terrace garden roof**
- **31 Family Affordable Housing units**
- **160 stall Parking Structure**

Phase I with Future Full Build Out

Project Site: Requires Phase I project and acquisition/relocation of property/businesses along Broadway Ave.

Project Components (substantially consistent with Specific Plan):

- **20,000 sq. ft. Library with Public terrace garden roof**
- **83 Family Affordable Housing units**
- **20,000 sq. ft. new Retail**
- **8,000 sq. ft. Public Plaza**
- **290 stall Parking Structure**

SITE AND CONCEPTUAL DESIGN

Phase I Project Site – City Corp. Yard



Project Site and Neighborhood

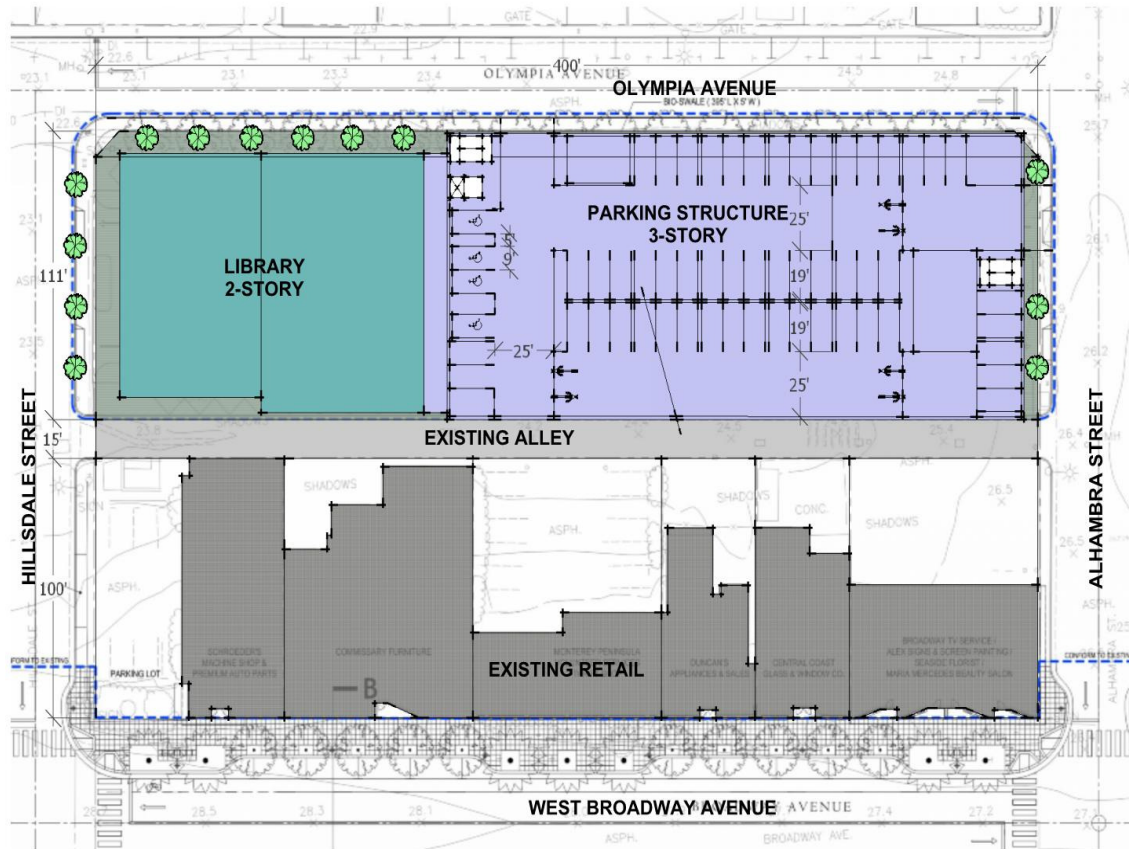


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Phase I Street Level Concept Plan



PROJECT SUMMARY

Site: 1.019 Acres Approx.

Street Level Uses:

Library 20k sf (12.5k/7.5k)
Library/Residential Parking

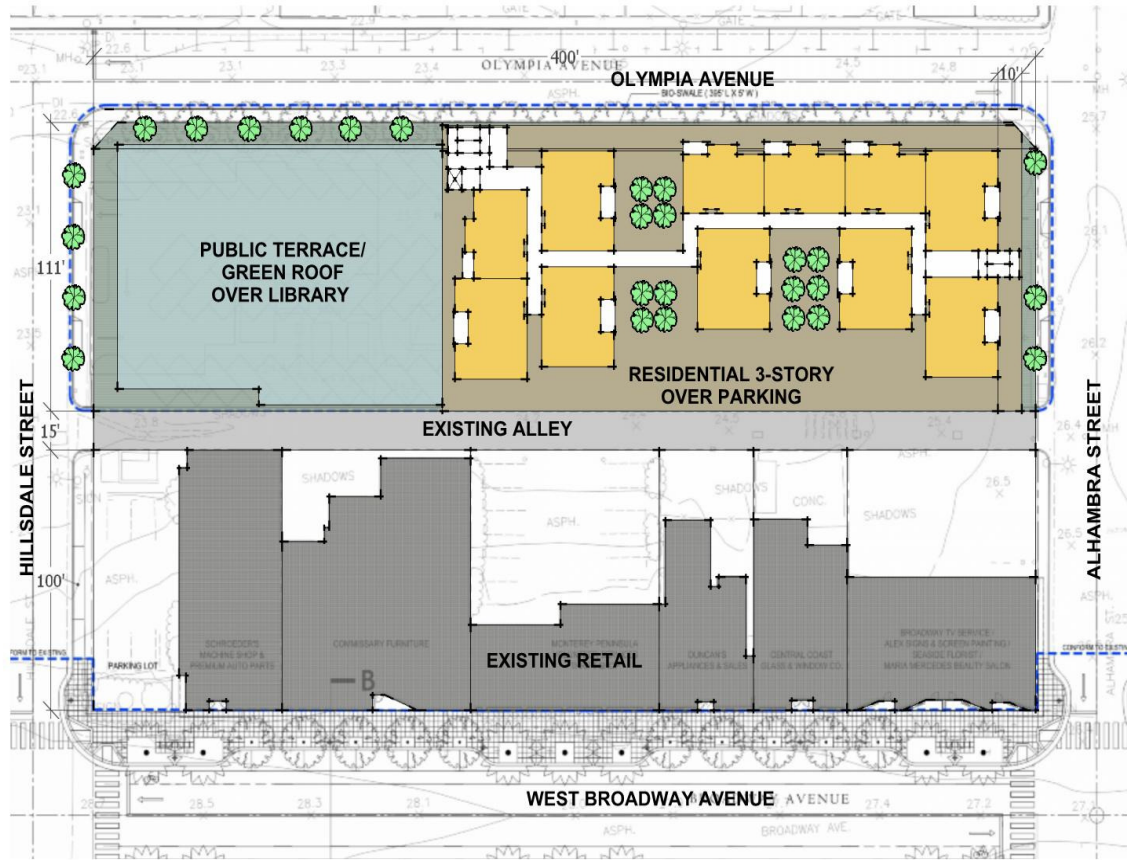
47 Residential Pkg Sp (1.5 sp/du SP)
67 Library Pkg Sp (1 sp/300 sf MC)
46 New Downtown Public/Guest Pkg Sp
(4 Res Guest Pkg 1 sp/10du)

160 Grand Total Parking Spaces

STREET LEVEL CONCEPT PLAN

LPA

Phase I Residential Level Concept Plan



PROJECT SUMMARY

Site: 1.019 Acres Approx.

3-Story of Residential Apts over
Parking Structure
30-60 du/ac per Specific Plan

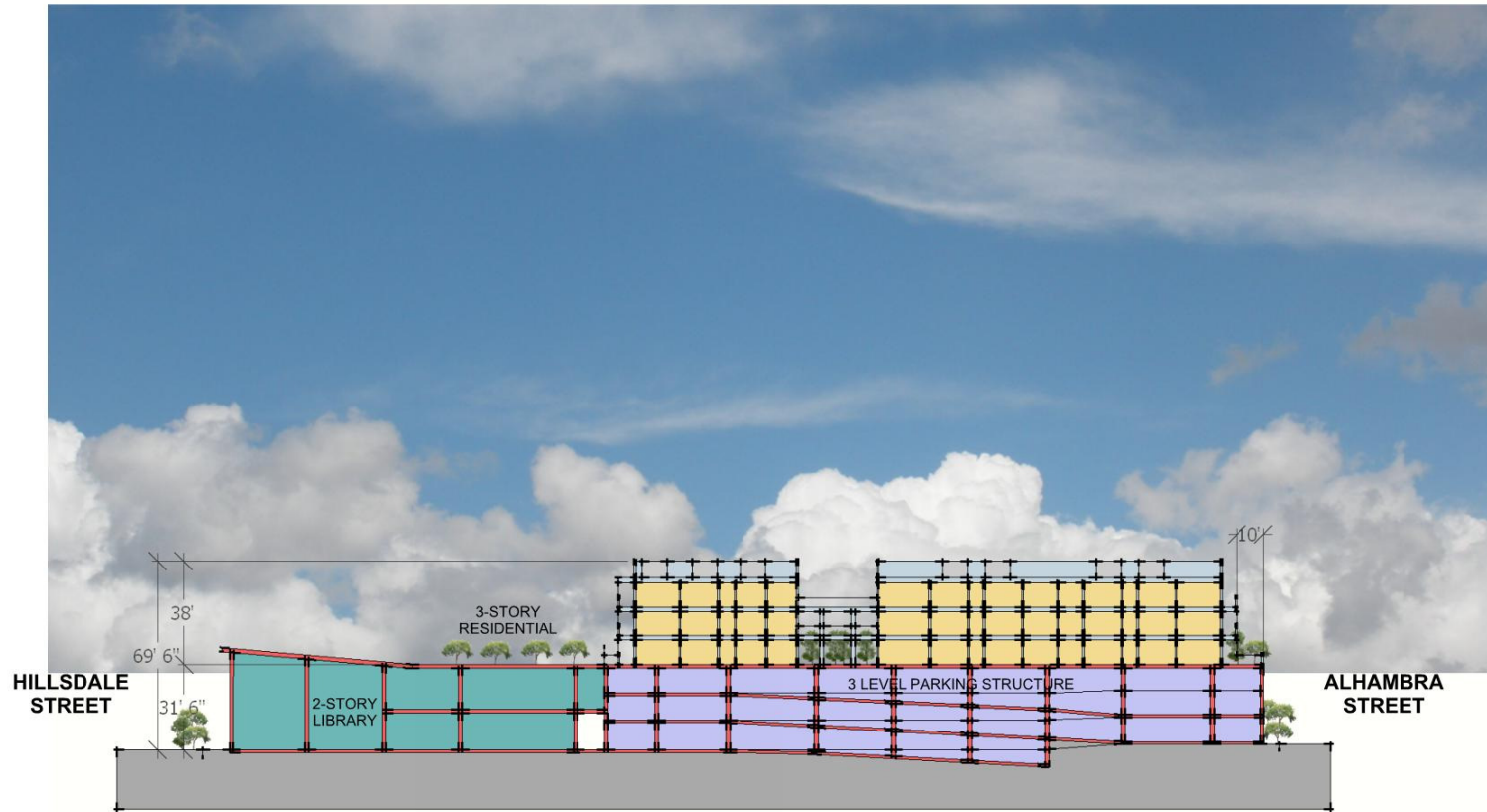
First Phase Res:
0.62 Acres; 31 Units; 50.00 du/ac

0-1BR
12-2BR
9-2BR + Den
10-3BR

RESIDENTIAL LEVEL CONCEPT PLAN

LPA

Phase I Concept Plan Section



MASSING CONCEPT "F"

WEST BROADWAY AVENUE

CONCEPT SITE SECTION

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Phase I Concept Perspective (Sketch)



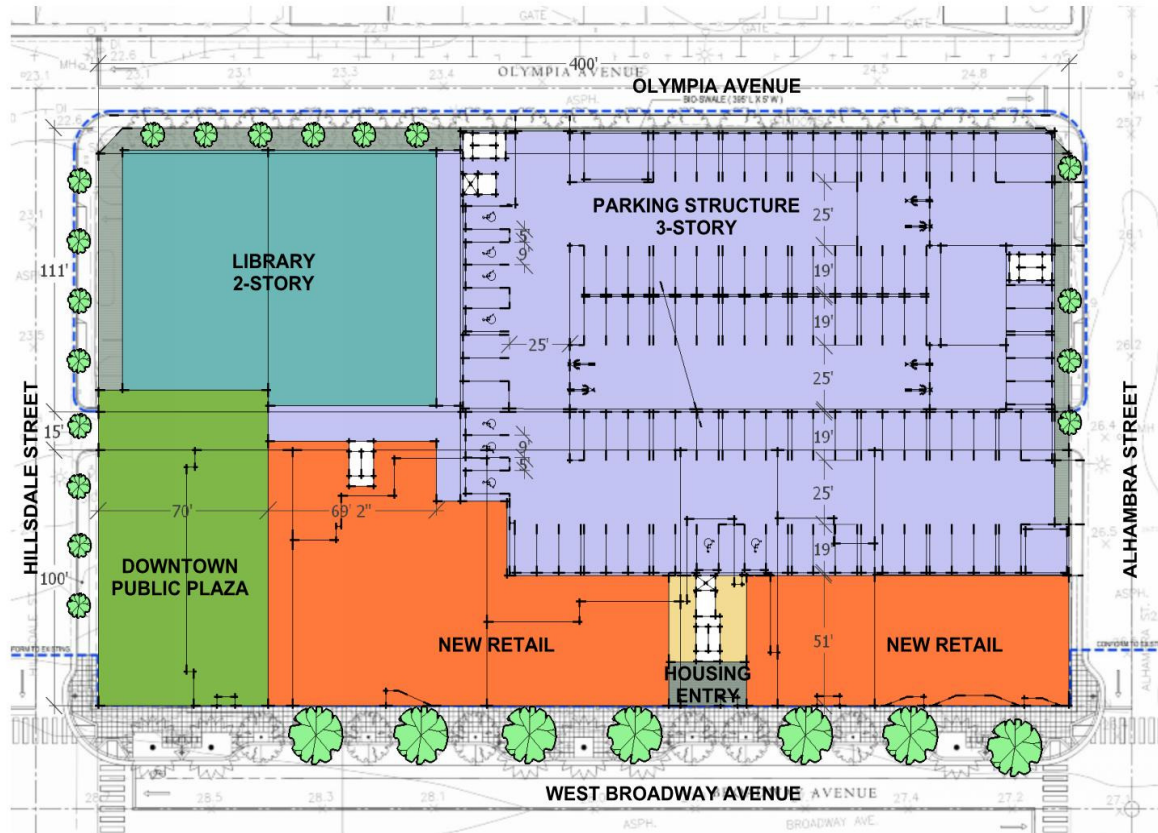
CONCEPT SKETCH WEST BROADWAY AVENUE / HILLSDALE STREET

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Full Build Out – Street Level Concept Plan



PROJECT SUMMARY

Site: 2.075 Acres Approx.

Street Level Uses:

First Phase: Library 20k sf (12.5k/7.5k)
Library/Residential Parking

Final Phase: Public Plaza 8k sf
New Retail 20k sf
Parking Structure Addition 130 sp

Upper Level Uses:

First Phase: Res 31 du + Amenities

Final Phase: Res 52 du + Amenities

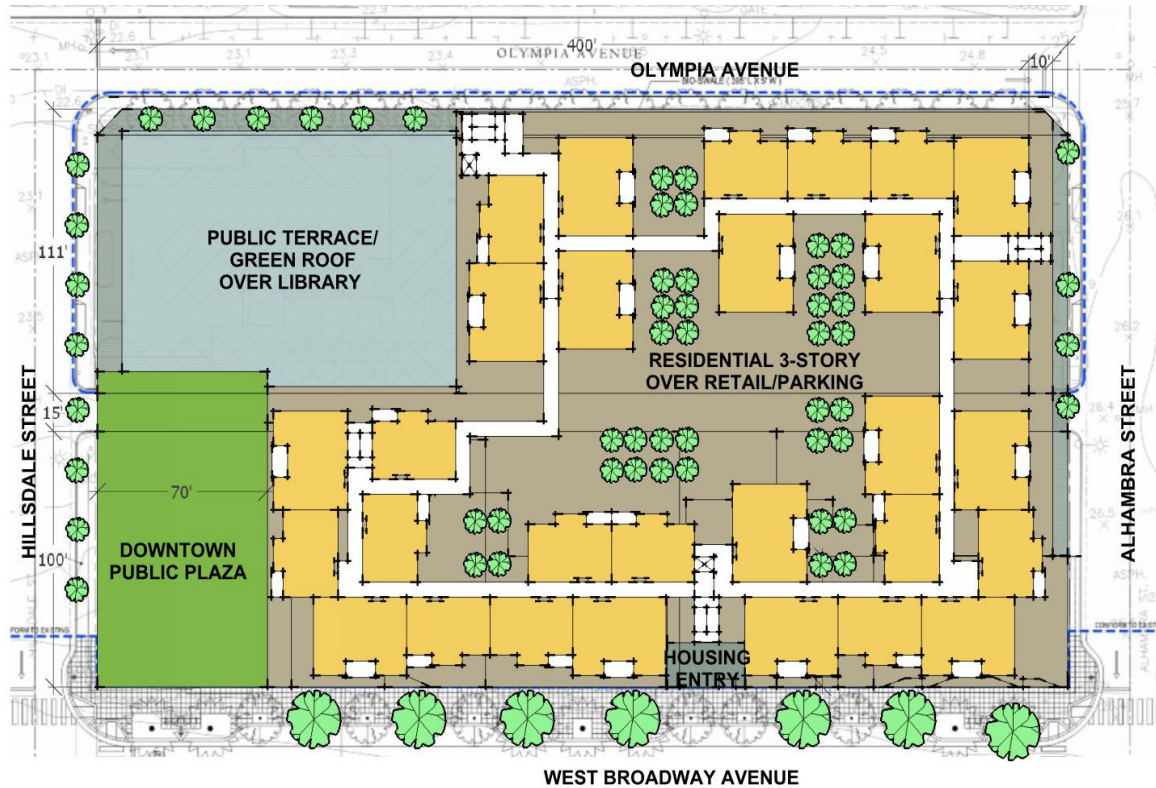
125 Residential Pkg Sp (1.5 sp/du SP)
67 Library Pkg Sp (1 sp/300 sf MC)
40 Retail Pkg Sp (1/500 sf SP)
58 New Downtown Public/Guest Pkg Sp

290 Grand Total Parking Spaces

STREET LEVEL FULL BUILDOUT CONCEPT PLAN

LPA

Full Build Out – Residential Level Concept Plan



PROJECT SUMMARY

Site: 2.075 Acres Approx.

3-Story of Residential Apts over
Street Level Uses
30-60 du/ac per Specific Plan

First Phase Res:
0.62 Ac; 31 Units; 50.00 du/ac

Final Phase Res:
0.85 Ac; 52 Units; 61.17 du/ac

Grand Total
1.47 Acres Approx.
83 Residential Apts; 56.46 du/ac
0-1BR
39-2BR
8-2BR + Den
36-3BR

RESIDENTIAL LEVEL FINAL PHASE CONCEPT PLAN

LPA

PROJECT DELIVERY AND FINANCIAL ANALYSIS

Phase I Project Delivery – Scenario 1

- **City/Agency using Construction Management at Risk (CMR) methodology builds:**
 - **Library**
 - CMR provides construction expertise to direct architect
 - CMR provides Guaranteed Maximum Price (“GMP”) and is directed by City/Agency staff through professional services agreement
 - City/Agency shifts risk of project delivery and cost to CMR
 - **Parking Structure**
 - Parking rights to Affordable Housing developer for residential
- **Affordable Housing developer builds:**
 - **Residential**
 - Low Income Housing Tax Credit program

Phase I Project Delivery – Scenario 2

- **Affordable Housing developer leverages City/Agency investment in Library and Parking Structure to qualify for higher tax credit allocation and cost effectively builds:**
 - **Library**
 - Library leased back to City/Agency for 15 yr. tax credit compliance period
 - Ownership of Library reverts to City/Agency at end of 15 year period
 - **Parking Structure**
 - Parking rights to City/Agency for Library
 - **Residential**
 - Low Income Housing Tax Credit program

Financial Sources and Uses – Scenario 1

Seaside			
Library Mixed Use Project Phase I			
Sources and Uses of Funds			
<i>City/Agency responsible for Library, Parking Structure project delivery</i>			
	Sq. Ft./ Units	Est. Unit Pricing	Est. Total Amount
Sources			
Library/parking structure land loan/value			\$ 1,000,000
Library capital			\$ 3,000,000
Housing land loan/value			\$ 775,000
Housing gap loan/set aside			\$ 7,000,000
Affordable Housing developer LIHTC equity (9%)			\$ 6,649,000
Affordable Housing deferred developer fee			\$ 476,298
Financial Gap			\$ 7,507,860
Total Sources			\$ 26,408,158
Uses			
Library	20,000	\$ 475	\$ 9,500,000
Family Affordable Housing	31	\$ 394,318	\$ 12,223,870
Parking Structure	160	\$ 29,277	\$ 4,684,288
Total Uses			\$ 26,408,158
<i>Sources of Information:</i>			
<i>Jamboree Housing and LPA Architects (assumes City demolishes site and is responsible for any relocations)</i>			
<i>This analysis is for illustrative purposes and is not a guarantee of actual and/or future results. Project pro forma analysis are projections only. Actual results may differ materially from those expressed in this analysis.</i>			

Financial Sources and Uses – Scenario 2

Seaside			
Library Mixed Use Project Phase I			
Sources and Uses of Funds			
<i>Affordable Housing developer responsible for Library, Parking Structure project delivery</i>			
	Sq. Ft./ Units	Est. Unit Pricing	Est. Total Amount
Sources			
Library/parking structure land loan/value			\$ 1,000,000
Library capital			\$ 3,000,000
Housing land loan/value			\$ 775,000
Housing gap loan/set aside			\$ 7,000,000
Affordable Housing developer LIHTC equity (9%)			\$ 9,499,000
Affordable Housing deferred developer fee			\$ 499,222
Financial Gap			\$ 2,403,947
Total Sources			\$ 24,177,169
Uses			
Library	20,000	\$ 377	\$ 7,543,666
Family Affordable Housing	31	\$ 399,051	\$ 12,370,566
Parking Structure	160	\$ 26,643	\$ 4,262,937
Total Uses			\$ 24,177,169
<u>Sources of Information:</u>			
<i>Jamboree Housing (assumes City demolishes site and is responsible for any relocations; assumes portion of Housing set aside is payment in lieu of taxes PILOT to City)</i>			
<i>This analysis is for illustrative purposes and is not a guarantee of actual and/or future results. Project pro forma analysis are projections only. Actual results may differ materially from those expressed in this analysis.</i>			

Potential Funding Sources – Grants

- **Sustainable Communities Planning - Grants for the development of land use plans**
- **Prop 84 Urban Greening Planning and Project - Grants for the development of urban greening plans and projects**
- **U.S. Department of Agriculture - Grants for libraries and community facilities (qualification will require population exemption)**
- **U.S. Economic Development Administration - Grants from EDA in partnership with distressed communities throughout the United States to foster job creation, collaboration and innovation**
- **U.S. Department of Housing and Urban Development (HUD) Community Challenge - Grants to promote mixed-use development and affordable housing**
- **Community Development Block Grant (CDBG) - Grant program for entitlement communities to provide housing and opportunities for low income persons**

Potential Funding Sources – Library Donors/Sponsors

- **County Library staff suggested naming rights guidelines:**
 - **\$5 million - library as a whole**
 - **\$1 million - meeting room or archives**
 - **\$500,000 - children's, homework or computer areas**
 - **\$250,000 - teen area**
 - **\$50,000 - small study rooms**
- **Other considerations:**
 - **Money paid to City of Seaside or Foundation for Monterey County Free Libraries, a 501(c)(3) organization**
 - **Cooperation between City, Library, donors on naming display**
 - **Naming rights do not give operational authority**
 - **Naming rights last as long as building is Seaside Library**

FINDINGS AND NEXT STEPS

Summary of Findings

- **Functional concept plan and program for Phase I project on City Corp. Yard completed**
- **Phased project reduces financial gap for City/Agency**
- **Possible public private transaction structure (Scenario 2) offers further project cost and gap reductions**
- **Potential funding sources/solutions needed to eliminate Phase I gap**
- **Full build out can be achieved subsequent to Phase I in substantial compliance with the Specific Plan**

Other Considerations – Full Build Out

- As an interim condition, City/Agency can initiate implementation of business incentive program to rehab existing building facades along Broadway Ave., a less costly solution to acquisition and improvement of image
- If property owners along Broadway Ave. wish to explore selling, City/Agency could consider acquisition and property assemblage over time on an opportunistic and financially feasible basis
- As the economy and market conditions improve in the future and on an opportunistic basis, Agency can solicit developers to acquire additional or all properties along Broadway Ave. for redevelopment, if appropriate

Recommended Next Steps – Phase 3

1. Initiate physical due diligence of City Corp. Yard for Phase I project through environmental study, civil engineering and detailed site design
2. Prepare demolition, site preparation and relocation cost estimates (not included in Sources and Uses analysis)
3. Pursue funding sources such as grants and Library donors/sponsors to close financial gap
4. Consider solicitation of Affordable Housing developer partner through RFQ to achieve public private transaction and project delivery per Scenario 2
5. Continue to coordinate with County Library Staff and Friends of Library
6. Monitor property owners along Broadway Ave. for strategic acquisition opportunities

THANK YOU



West Broadway Urban Village Mixed-Use Project Feasibility – Phase 3

March 2015

Prepared By:
Kosmont Companies



Presentation Road Map

- 1. Background and Project Update**
- 2. Prior Site and Conceptual Design**
- 3. Phase I Financial Feasibility**
- 4. Findings and Next Steps**

Background & Project Update

Background – Phase I Feasibility Study

Kosmont Historical Tasks – Phase I Feasibility Study (from 3/17/11 presentation to City Council and Agency Board):

1. Evaluated reduced project from what was contemplated in the Specific Plan – design, program, parking and phasing
2. Considered alternative project delivery methodology and developer RFP options
3. Analyzed sources and uses for reduced project to lower financial gap to feasible level
4. Pursued funding sources to solve sources and uses gap based on targeted project program, as appropriate

Recommendation: Pursue Phase II Feasibility Study...

Background – Phase II Feasibility Study

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1. Issued architect SOQ/RFP to evaluate phased project
2. Reviewed extensive number of proposals, interviewed short listed firms and selected/retained LPA Architects
3. Evaluated multiple Phase I concept alternatives and identified targeted concept in the context of Specific Plan
4. Collaborated with County Library Staff/Friends of Library
5. Analyzed Phase I Scenarios including project delivery, costs and financial sources and uses
6. Initiated preliminary outreach to business owners along Broadway Ave.

Recommendation: Pursue Phase III Feasibility Study contingent upon market and economic conditions...

Impacts of Redevelopment Dissolution

The dissolution of Redevelopment Agencies in California in February 2012 eliminated Agency funds and Housing Set Aside dollars previously contemplated for the Project:

- Library capital funds (\$3 million) no longer available
- Housing gap loan / set aside (\$7 million) no longer available
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Cities and local stakeholder groups have mobilized in order to reintroduce redevelopment (tax increment financing) in some form and employ new/alternative economic development tools, incentives, funding sources, financing mechanisms, etc.

Current Scope

Kosmont Current Tasks – Phase 3 Feasibility Study (initiated November 2014):

1. **Financial Feasibility Analysis** – based on previous project data, current local and economic conditions (e.g., loss of RDA)
2. **Identification of Funding Sources and Financing Mechanisms** – based on evaluated financial feasibility gap
3. **Developer Outreach and Coordination with City and Other Stakeholders** – including affordable housing developers, County Library Staff and Friends of Library, property owners along Broadway Ave. in collaboration with City

Specific Plan Concept Project

Project Site: Requires relocation of City Corporate Yard property and acquisition of private property and relocation of existing businesses along Broadway Ave.

Project Components:

- 20,000 sq. ft. Library
- 80 Affordable Housing units
- 20,000 sq. ft. Retail
- 5,000 sq. ft. Public Plaza
- Up to 500 stall Parking Structure

Targeted Phase I Concept Project

Project Site: Requires vacated and cleared City Corporate Yard property and limited improvements around Library entrance

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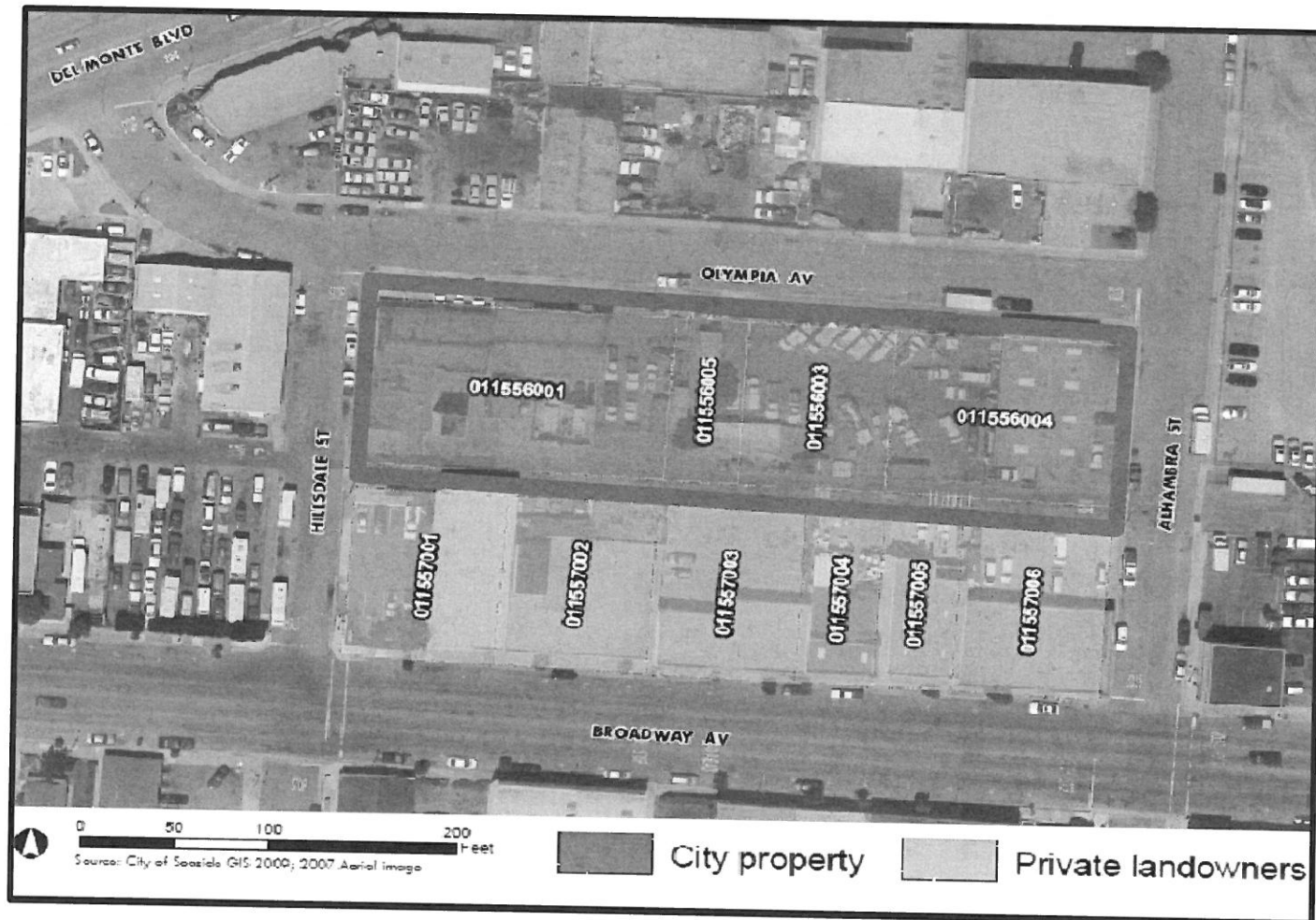
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- 30 Family Affordable Housing units*
- 125 stall Parking Structure**
 - 1 parking space per 300 square feet of Library = 67 spaces
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 - New Downtown / Guest spaces = 13 spaces
 - Parking meets City zoning requirements

** Reduced from previous Phase I program of 31 units*

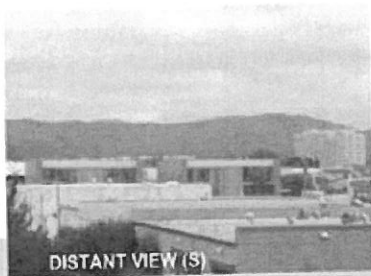
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Prior Site & Conceptual Design

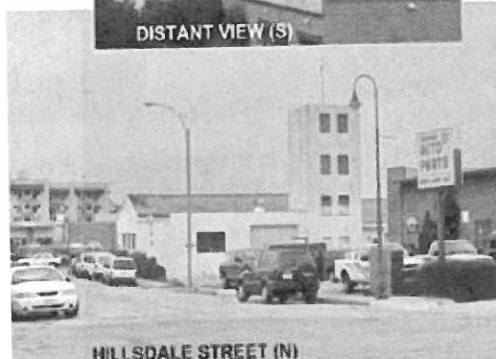
Phase I Project Site – City Corp. Yard



Project Site and Neighborhood



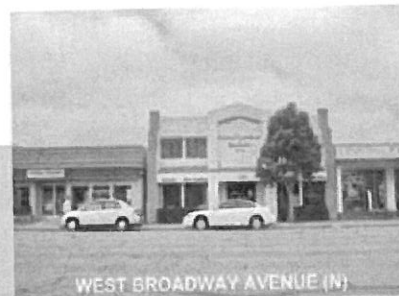
DISTANT VIEW (S)



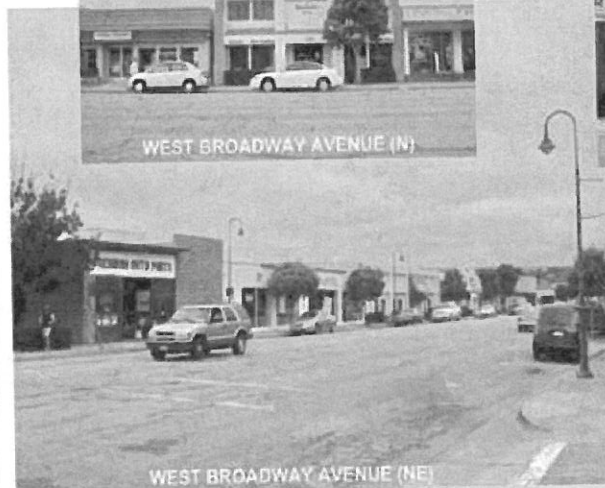
HILLSDALE STREET (N)



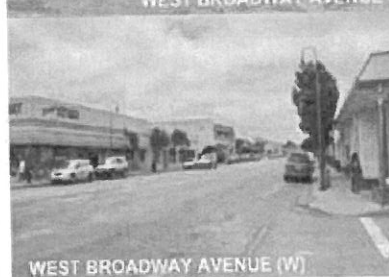
WEST BROADWAY AVENUE (N)



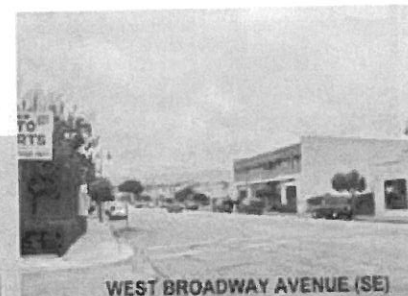
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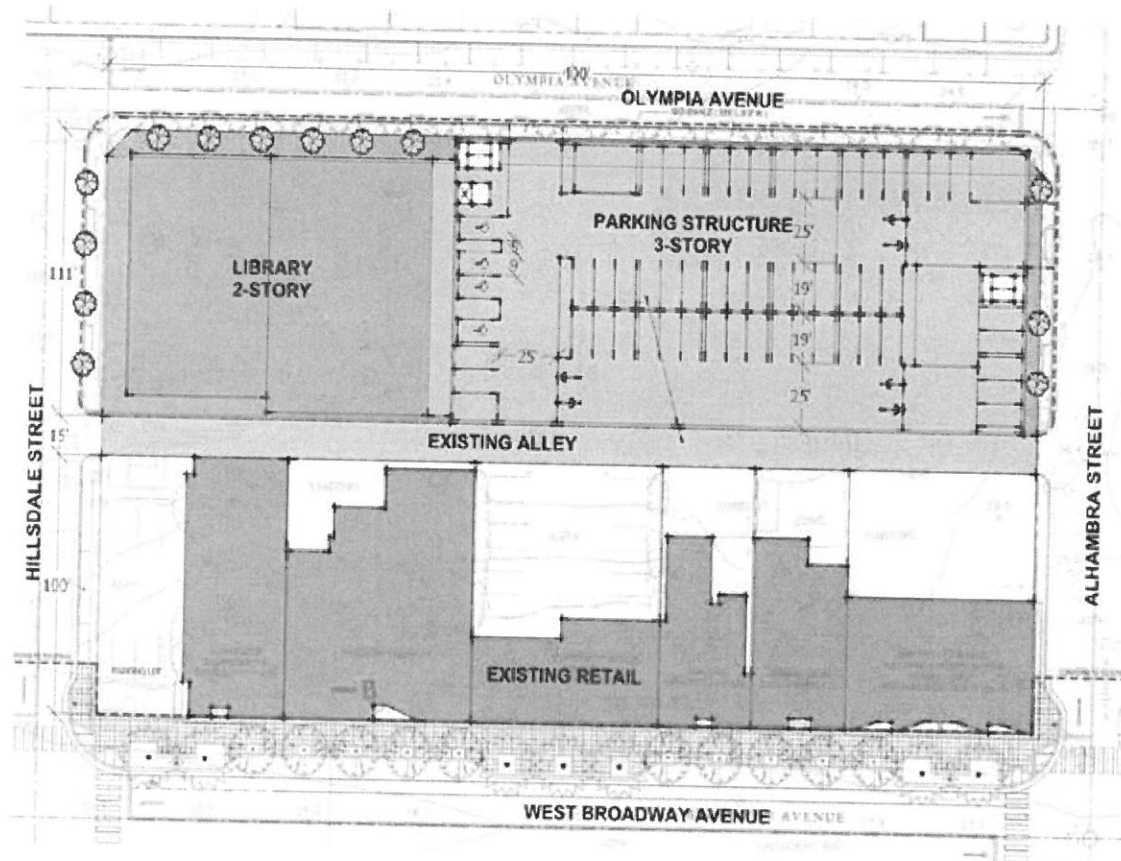


EXISTING ALLEY (E)

SITE AND NEIGHBORHOOD CONTEXT PHOTOS

LPA

Prior Phase I Street Level Concept Plan



PROJECT SUMMARY

Site: 1.019 Acres Approx.

Street Level Uses:

Library 20k sf (12.5k/7.5k)
Library/Residential Parking

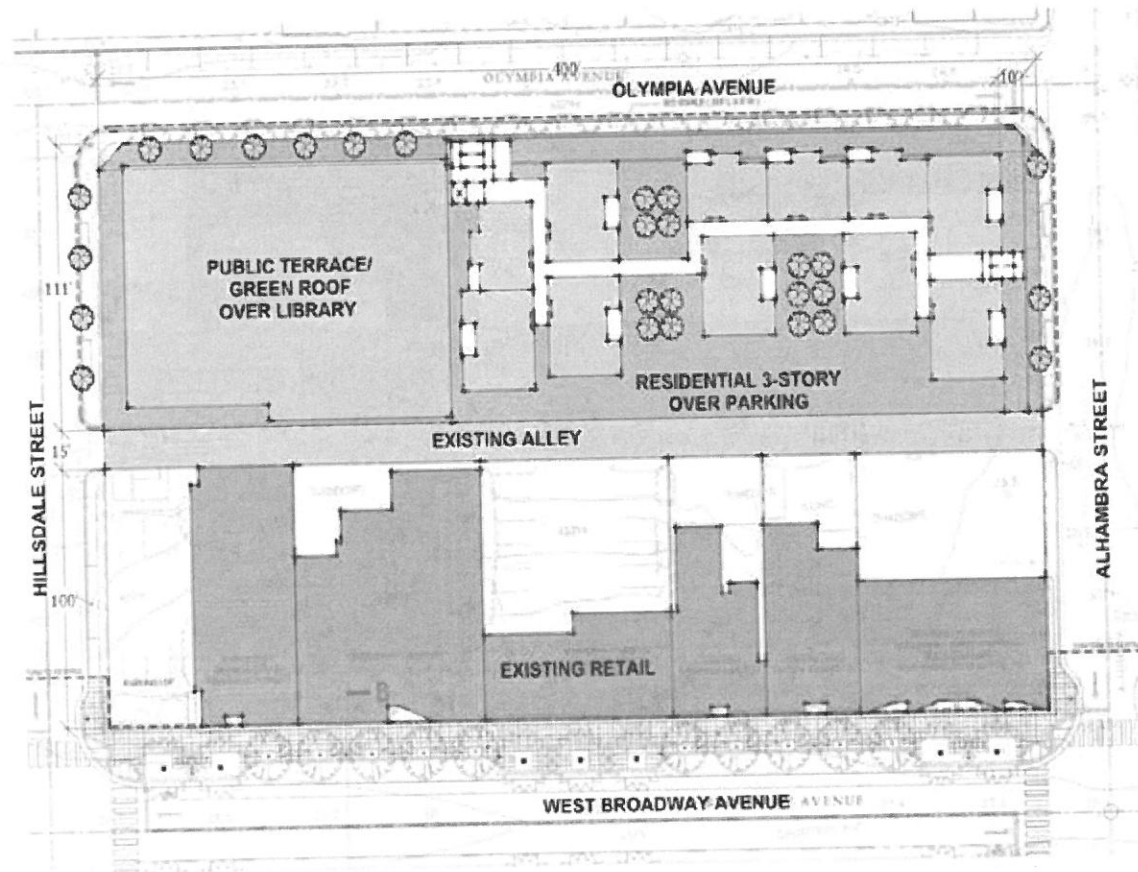
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67 Library Pkg Sp (1 sp/300 sf MC)
46 New Downtown Public/Guest Pkg Sp
(4 Res Guest Pkg 1 sp/10du)

160 Grand Total Parking Spaces

STREET LEVEL CONCEPT PLAN

LPA

Prior Phase I Residential Level Concept Plan



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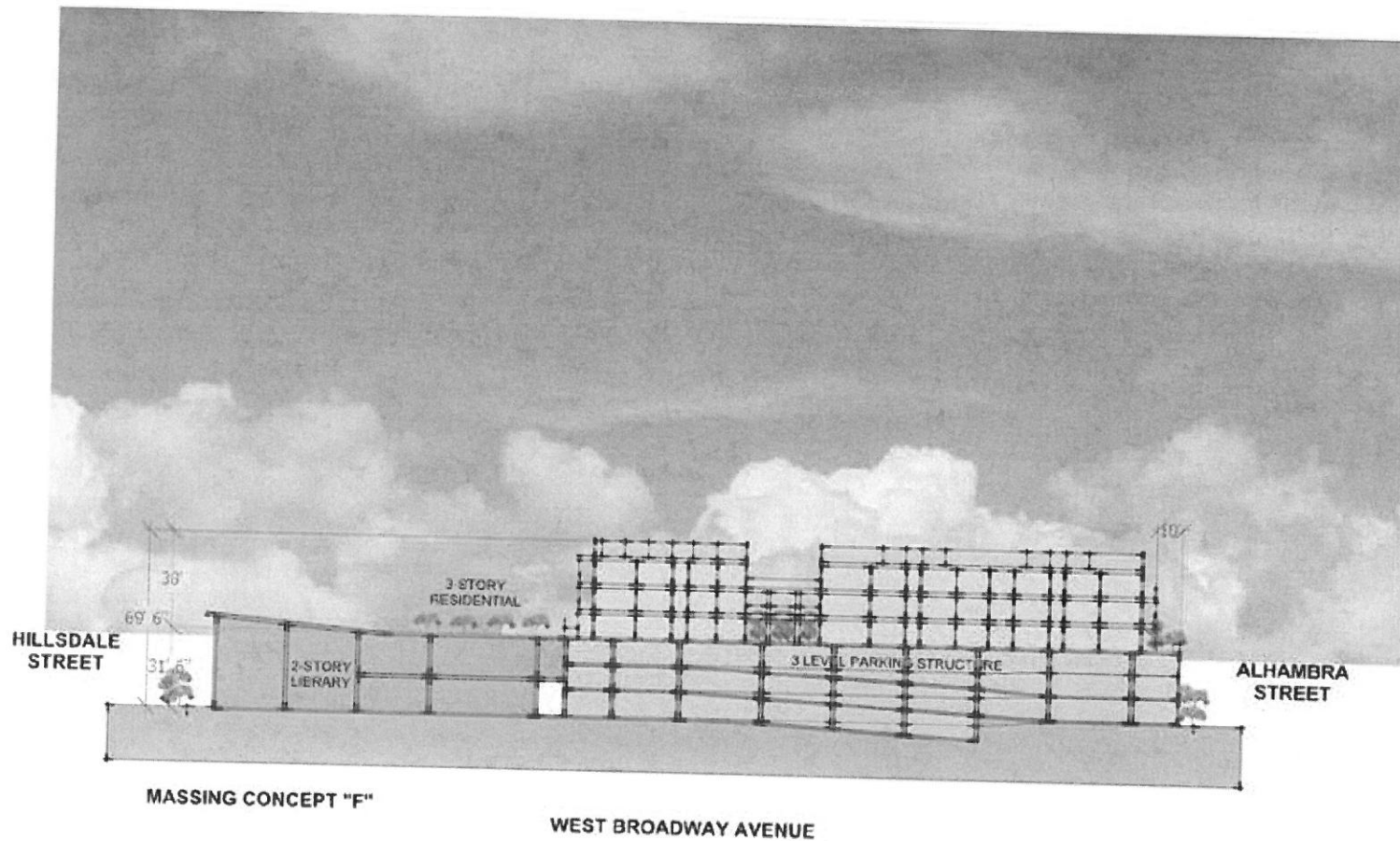
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First Phase Res:
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12-2BR
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10-3BR

RESIDENTIAL LEVEL CONCEPT PLAN

LPA

Prior Phase I Concept Plan Section



CONCEPT SITE SECTION

LPA

Prior Phase I Concept Perspective (Sketch)



CONCEPT SKETCH WEST BROADWAY AVENUE / HILLSDALE STREET

LPA

Phase I Financial Feasibility

Phase I Project Delivery

- Affordable Housing developer would leverage City/Agency land, utilize Cap and Trade funds (*subject to TAMC*) and New Market Tax Credits, and qualify for low income housing tax credits to build an integrated Project as follows:

➤ **Library**

- *Financial feasibility and cost efficiency are dependent on integration with affordable housing component*
- *Library leased back to City/Agency for 15 yr. tax credit compliance period*
- *Ownership of Library reverts to City/Agency at end of 15 year period*

➤ **Residential**

- *Low Income Housing Tax Credit program*
- *Cap and Trade based on Transit-Oriented Development (subject to TAMC funding and operation of nearby light rail station)*

➤ **Parking Structure**

- *New Market Tax Credits*
- *Parking rights to City/Agency for Library*

Prior Financial Sources and Uses

December 2011

Seaside

Library Mixed Use Project Phase I

Sources and Uses of Funds

Affordable Housing developer responsible for Library, Parking Structure project delivery

	Sq. Ft./ Units	Est. Unit Pricing	Est. Total Amount
<u>Sources</u>			
Library/parking structure land loan/value			\$ 1,000,000
Library capital			\$ 3,000,000
Housing land loan/value			\$ 775,000
Housing gap loan/set aside			\$ 7,000,000
Affordable Housing developer LIHTC equity (9%)			\$ 9,499,000
Affordable Housing deferred developer fee			\$ 499,222
Financial Gap			\$ 2,403,947
Total Sources			\$ 24,177,169
<u>Uses</u>			
Library	20,000	\$ 377	\$ 7,543,666
Family Affordable Housing	31	\$ 399,051	\$ 12,370,566
Parking Structure	160	\$ 26,643	\$ 4,262,937
Total Uses			\$ 24,177,169

Sources of Information:

Jamboree Housing (assumes City demolishes site and is responsible for any relocations; assumes portion of Housing set aside is payment in lieu of taxes PILOT to City)

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Current Financial Sources and Uses

Scenario 1

Seaside

Library Mixed Use Project Phase I

Potential Sources and Uses of Funds

100% Affordable Housing - Developer responsible for Library, Parking Structure project delivery

<u>Sources</u>	<u>Sq. Ft./ Units</u>	<u>Est. Unit Pricing</u>	<u>Est. Total Amount</u>
Land loan/value			\$ 1,200,000
Library capital			\$ -
Impact Fee Note			\$ 450,000
Housing gap loan/set aside			\$ -
Affordable Housing developer LIHTC equity (9%)			\$ 11,999,000
Fixed Rate Mortgage			\$ 195,000
Affordable Housing deferred developer fee			\$ 71,993
Cap and Trade (subject to TAMC)			\$ 3,000,000
NMTC Equity (for Parking Structure)			\$ 2,875,000
Financial Gap			\$ 6,600,000
Total Sources			\$ 26,390,993
<u>Uses</u>			
Library	20,000	\$ 450	\$ 9,000,000
Family Affordable Housing	30	\$ 483,866	\$ 14,515,993
Parking Structure	125	\$ 23,000	\$ 2,875,000
Total Uses			\$ 26,390,993

Sources of Information:

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Current Financial Sources and Uses

Scenario 2

Seaside

Library Mixed Use Project Phase I

Potential Sources and Uses of Funds

50% Affordable Housing - Developer responsible for Library, Parking Structure project delivery

<u>Sources</u>	<u>Sq. Ft./ Units</u>	<u>Est. Unit Pricing</u>	<u>Est. Total Amount</u>
Land loan/value			\$ 1,200,000
Library capital			\$ -
Impact Fee Note			\$ 450,000
Housing gap loan/set aside			\$ -
Affordable Housing developer LIHTC equity			\$ 6,595,000
Fixed Rate Mortgage			\$ 1,245,000
Affordable Housing deferred developer fee			\$ 283,580
Cap and Trade (subject to TAMC)			\$ 3,000,000
NMTC Equity (for Parking Structure)			\$ 2,875,000
Financial Gap			\$ 10,800,000
Total Sources			\$ 26,448,580
<u>Uses</u>			
Library	20,000	\$ 450	\$ 9,000,000
Family Affordable and Market Rate Housing	30	\$ 485,786	\$ 14,573,580
Parking Structure	125	\$ 23,000	\$ 2,875,000
Total Uses			\$ 26,448,580

Sources of Information:

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Sources and Uses Reconciliation (partial)

Changing Funding Sources	Prior Feasibility Scenario	Current Feasibility Scenario 1
Library Capital	\$3.0 million	\$0
Housing Gap / Loan Set-Aside	\$7.0 million	\$0
New Cap-and-Trade (subject to TAMC)	-	\$3.0 million
New NMTC	-	\$2.8 million
Financial Gap	(\$2.4 million)	(\$6.6 million)

Potential Funding Sources

Grants & EIFD

	Grant / Source	Description / Purpose
1)	Affordable Housing and Sustainable Communities (AHSC) Program – Cap and Trade Funds (<i>new Jan 2015</i>)	Grants from California Strategic Growth Council for affordable housing and TOD projects that result in reduction of greenhouse gas emissions and vehicles miles traveled
2)	Enhanced Infrastructure Financing District – EIFD (<i>new Sept 2014</i>)	Tax increment financing (TIF) tool that leverages multiple revenue sources (e.g., property tax, fees, grants) to finance “infrastructure” investment, incl. affordable housing and TOD
3)	New Market Tax Credits (NMTC)	Provides tax credit incentives to investors for equity investments in certified Community Development Entities (CDE), which invest in low-income communities
4)	Sustainable Communities Planning	Grants for the development of land use plans
5)	Prop 84 Urban Greening Planning and Project	Grants for the development of urban greening plans and projects
6)	U.S. Department of Agriculture	Grants for libraries and community facilities (qualification will require population exemption)
7)	U.S. Economic Development Administration (EDA)	Grants from EDA in partnership with distressed communities throughout the United States to foster job creation, collaboration, and innovation
8)	U.S. Department of Housing and Urban Development (HUD) Community Challenge	Grants to promote mixed-use development and affordable housing
9)	Community Development Block Grant (CDBG)	Grant program for entitlement communities to provide housing and opportunities for low income persons

Cap and Trade Funds

Affordable Housing and Sustainable Communities Program

- **Eligible Project Types (\$120 million total available 2015):**
 - *Transit-Oriented Development (TOD) Projects – \$1-15 million award increments*
 - *Integrated Connectivity Projects (ICP) – \$500k to \$8 million award increments*
- **“High-Quality Transit” Requirement:** Peak Period frequency of 15 minutes or less and 7 times / week service AND either:
 - *Operation on a railway or dedicated right-of-way, or*
 - *Some combination of certain other factors, including off-board fare collection, limited-stop service, platform-level boarding, others*
- **TOD Project** must be located within ½ mile of High Quality Transit and include:
 - *Affordable housing or housing-related infrastructure, AND*
 - *Transportation-related infrastructure (e.g., bus station improvements)*
- **Integrated Connectivity Projects (ICP)** must include High Quality Transit and:
 - *At least one “Capital Use” (e.g., affordable housing, bike paths to station)*
 - *One additional “Capital Use” or “Program Use” (e.g., Transit Ridership Program)*
- **Key Requirements:** Environmental clearances, entitlements, no outstanding legal challenges to Project, construction has not started, climate adaptation, no conversion of working or natural resource lands

Enhanced Infrastructure Financing Districts (EIFD)

- **Tax increment financing (TIF) district** established by City or County and governed by Public Financing Authority (PFA) representing governments and members of the public
- **Infrastructure Financing Plan is adopted by the City or County and implemented by the PFA, including a range of potential infrastructure investment:**
 - *“Public capital facilities” or other “projects of communitywide significance” (need not be located within district as long as the project has “tangible connection”)*
 - *Transportation facilities (e.g., highways, parking, transit facilities)*
 - *Community parks, open space, and recreational facilities*
 - *Brownfield restoration and other environmental mitigation (Polanco Act authority)*
 - *Construction or repair of industrial structures for private use*
 - *Sustainable Community Strategy Projects and Transit Priority Projects*
 - *Affordable housing.*
- **Potential Funding Sources:**
 - *Property tax revenue (incl. RPTTF), property tax in-lieu of Vehicle License Fees (VLF), (TOT)*
 - *User fees, benefit assessments, development agreement / impact fees*
 - *Loans from City / County / special districts*
 - *Grants, private investment, other revenue*
- **Key Requirements:** Redevelopment dissolved (if Successor Agency still in existence, then need Finding of Completion and no assets under litigation to benefit from EIFD), 55% voter approval for bond issuance (45 year bond longevity)

Potential Funding Sources

Library Donors/Sponsors

County Library staff suggested naming rights guidelines:

- \$5 million - library as a whole
- \$1 million - meeting room or archives
- \$500,000 - children's, homework or computer areas
- \$250,000 - teen area
- \$50,000 - small study rooms

Other considerations:

- Money paid to City of Seaside or Foundation for Monterey County Free Libraries, a 501(c)(3) organization
- Cooperation between City, Library, donors on naming display
- Naming rights do not give operational authority
- Naming rights last as long as building is Seaside Library

Findings & Next Steps

Summary of Findings

- Phase I Project feasibility based on the following due diligence activities:
 - *Phase I project cost re-evaluation*
 - *Affordable housing developer pro forma*
 - *Current post-Redevelopment funding sources given loss of Library capital and Housing set aside funds*
- Feasibility of Library will require integration with affordable housing
- Other funding sources/solutions needed to eliminate Phase I Project financial gap
- Including a mix of 50% market rate housing is not a scenario that helps the financial feasibility gap of Phase I Project
- Project seems qualified as an affordable housing transit-oriented project per new Cap-and-Trade legislation, but will require that new TAMC station is built as a critical path item

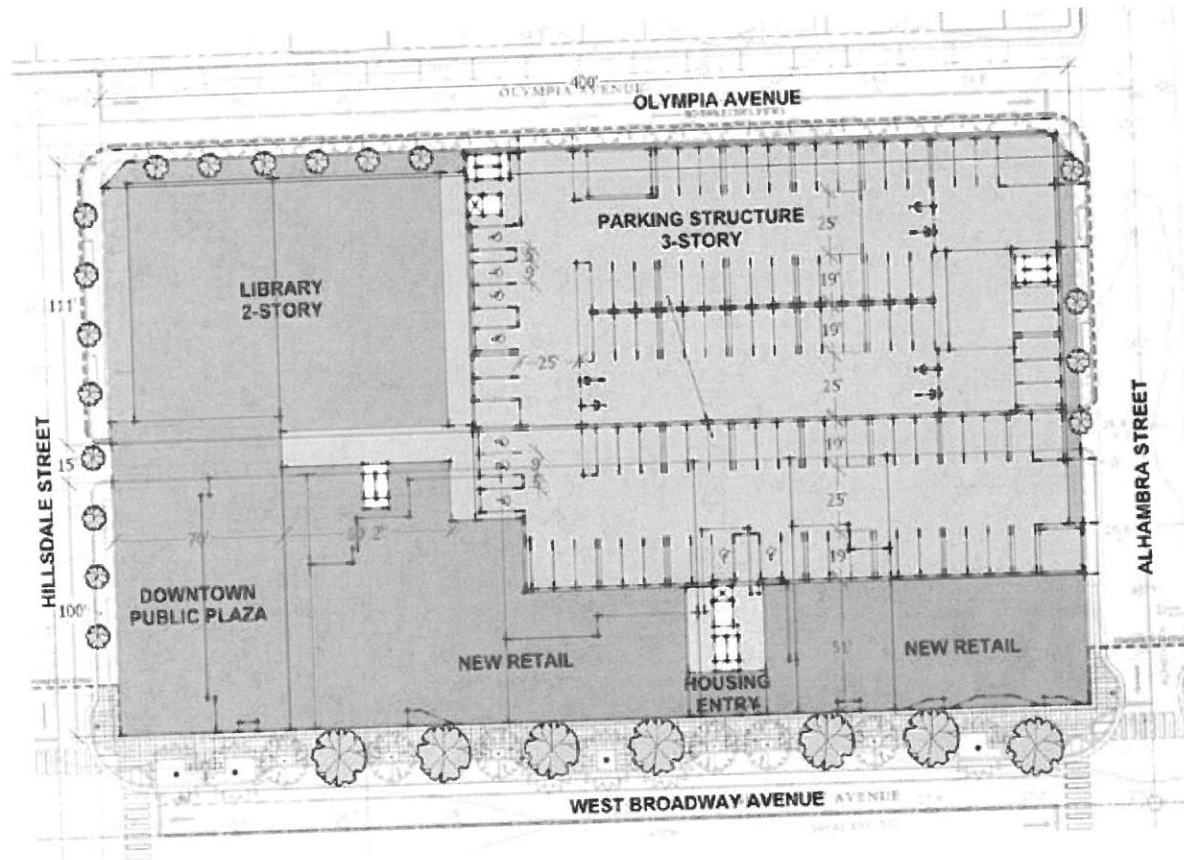
Recommended Next Steps – Phase 3

1. Further pursue funding sources and mechanisms to close financial gap:
 - a) *Cap and Trade (track TAMC light rail station)*
 - b) *EIFD*
 - c) *Library donors / sponsors*
 - d) *Others*
2. Coordinate with County Library Staff and Friends of Library on design and operational needs
3. Direction from City Council

Thank You

Appendices

Full Build Out Prior Street Level Concept Plan



PROJECT SUMMARY

Site: 2.075 Acres Approx.

Street Level Uses:

First Phase: Library 20k sf (12.5k/7.5k)
Library/Residential Parking

Final Phase: Public Plaza 8k sf
New Retail 20k sf
Parking Structure Addition 130 sp

Upper Level Uses:

First Phase: Res 31 du + Amenities

Final Phase: Res 52 du + Amenities

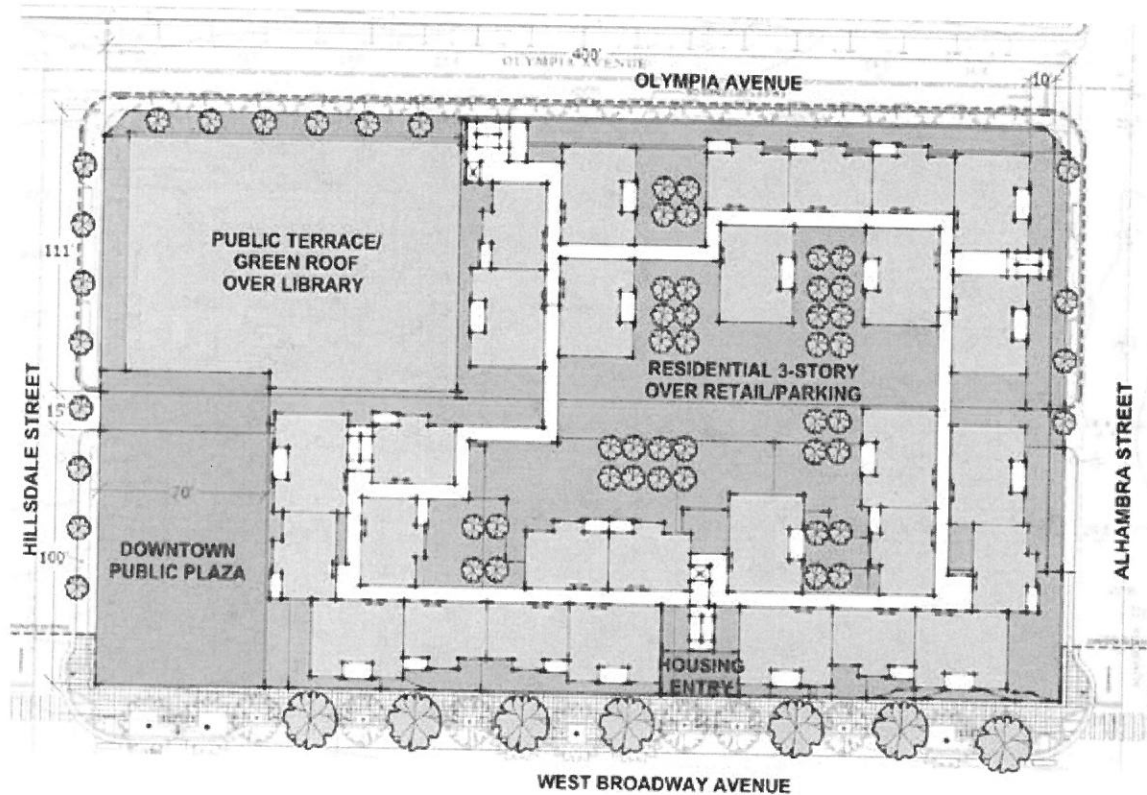
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67 Library Pkg Sp (1 sp/300 sf MC)
40 Retail Pkg Sp (1/500 sf SP)
58 New Downtown Public/Guest Pkg Sp

290 Grand Total Parking Spaces

STREET LEVEL FULL BUILDOUT CONCEPT PLAN

LPA

Full Build Out Prior Residential Level Concept Plan



PROJECT SUMMARY

Site: 2.075 Acres Approx.

3-Story of Residential Apts over
Street Level Uses
30-60 du/ac per Specific Plan

First Phase Res:
0.62 Ac; 31 Units; 50.00 du/ac

Final Phase Res:
0.85 Ac; 52 Units; 61.17 du/ac

Grand Total
1.47 Acres Approx.
83 Residential Apts; 56.46 du/ac
0-1BR
39-2BR
8-2BR + Den
36-3BR

RESIDENTIAL LEVEL FINAL PHASE CONCEPT PLAN

LPA



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March 2015

**Prepared By:
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Prior Site & Conceptual Design

Phase I Project Site – City Corp. Yard



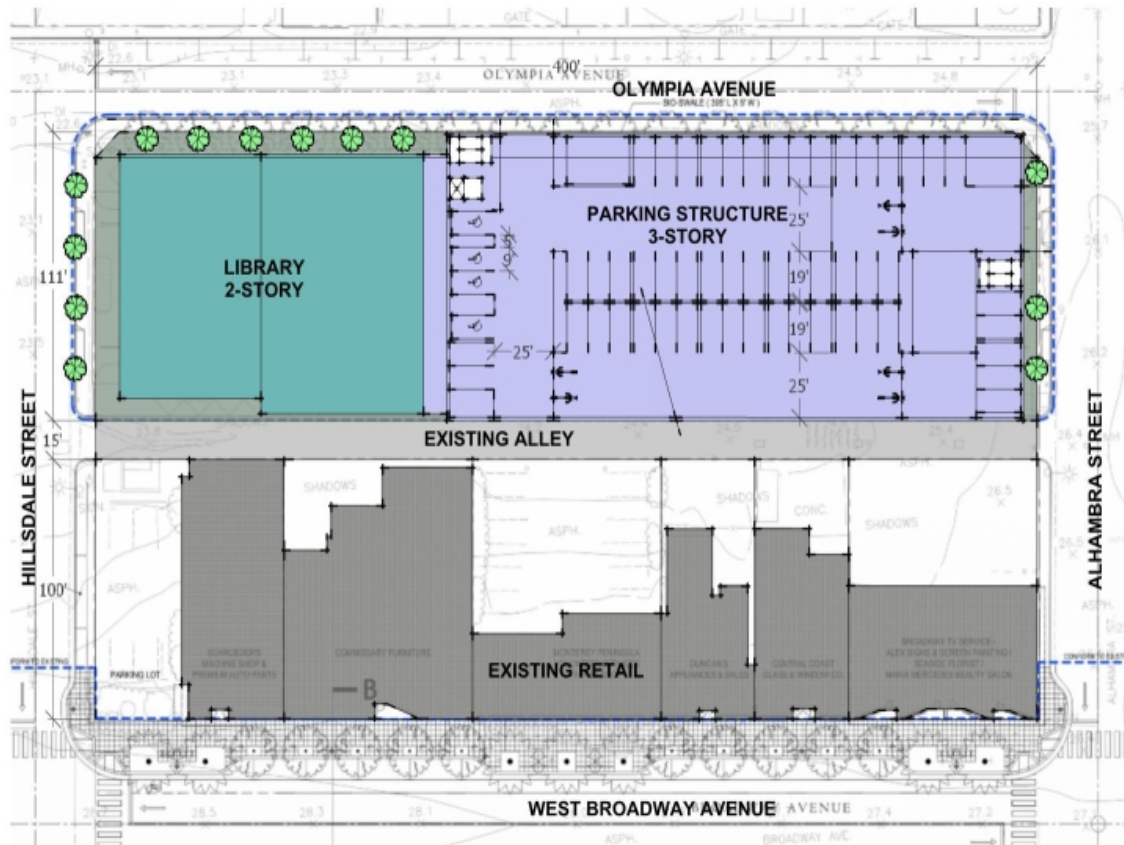
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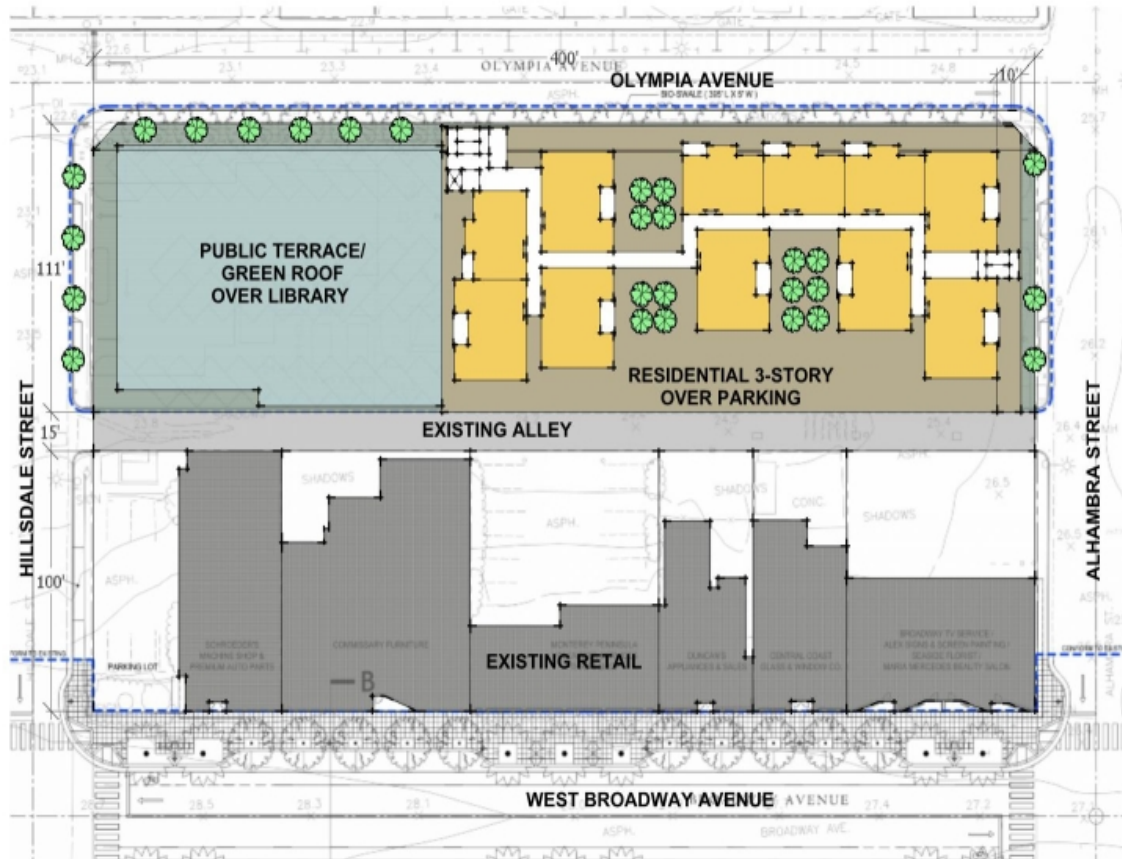
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LPA

Prior Phase I Residential Level Concept Plan



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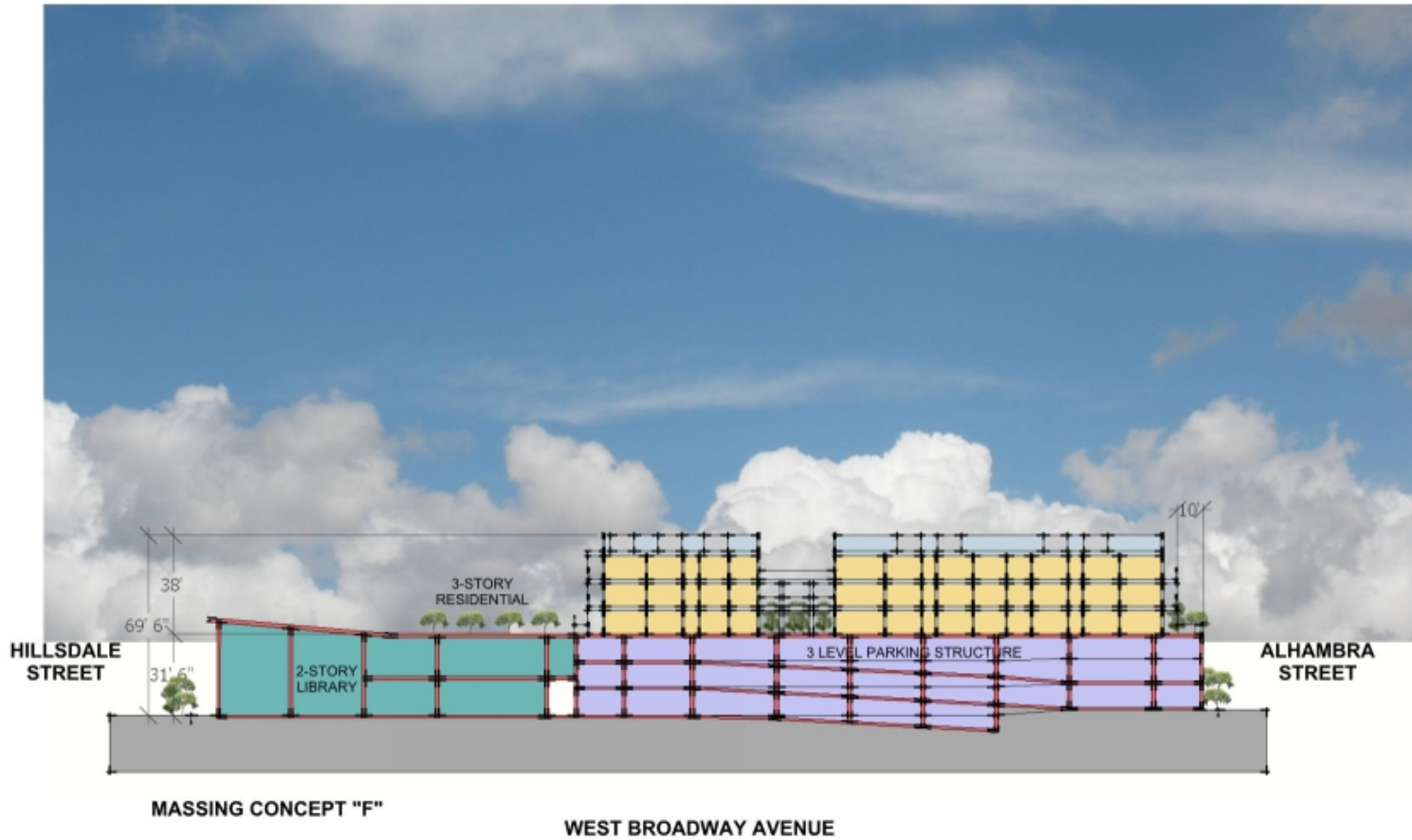
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RESIDENTIAL LEVEL CONCEPT PLAN

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Prior Phase I Concept Plan Section



CONCEPT SITE SECTION

LPA

Prior Phase I Concept Perspective (Sketch)



CONCEPT SKETCH WEST BROADWAY AVENUE / HILLSDALE STREET

LPA

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Current Financial Sources and Uses

Scenario 1

Seaside

Library Mixed Use Project Phase I

Potential Sources and Uses of Funds

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NMTC Equity (for Parking Structure)			\$ 2,875,000
Financial Gap			\$ 6,600,000
Total Sources			\$ 26,390,993
<u>Uses</u>			
Library	20,000	\$ 450	\$ 9,000,000
Family Affordable Housing	30	\$ 483,866	\$ 14,515,993
Parking Structure	125	\$ 23,000	\$ 2,875,000
Total Uses			\$ 26,390,993

Sources of Information:

Jamboree Housing (assumes City demolishes site and is responsible for any relocations)

This analysis is for illustrative purposes and is not a guarantee of actual and/or future results. Project pro forma analysis are projections only. Actual results may differ materially from those expressed in this analysis.

Current Financial Sources and Uses

Scenario 2

Seaside

Library Mixed Use Project Phase I

Potential Sources and Uses of Funds

50% Affordable Housing - Developer responsible for Library, Parking Structure project delivery

<u>Sources</u>	<u>Sq. Ft./ Units</u>	<u>Est. Unit Pricing</u>	<u>Est. Total Amount</u>
Land loan/value			\$ 1,200,000
Library capital			\$ -
Impact Fee Note			\$ 450,000
Housing gap loan/set aside			\$ -
Affordable Housing developer LIHTC equity			\$ 6,595,000
Fixed Rate Mortgage			\$ 1,245,000
Affordable Housing deferred developer fee			\$ 283,580
Cap and Trade (subject to TAMC)			\$ 3,000,000
NMTC Equity (for Parking Structure)			\$ 2,875,000
Financial Gap			\$ 10,800,000
Total Sources			\$ 26,448,580
<u>Uses</u>			
Library	20,000	\$ 450	\$ 9,000,000
Family Affordable and Market Rate Housing	30	\$ 485,786	\$ 14,573,580
Parking Structure	125	\$ 23,000	\$ 2,875,000
Total Uses			\$ 26,448,580

Sources of Information:

Jamboree Housing (assumes City demolishes site and is responsible for any relocations)

This analysis is for illustrative purposes and is not a guarantee of actual and/or future results. Project pro forma analysis are projections only. Actual results may differ materially from those expressed in this analysis.

Sources and Uses Reconciliation (partial)

Changing Funding Sources	Prior Feasibility Scenario	Current Feasibility Scenario 1
Library Capital	\$3.0 million	\$0
Housing Gap / Loan Set-Aside	\$7.0 million	\$0
New Cap-and-Trade (subject to TAMC)	-	\$3.0 million
New NMTC	-	\$2.8 million
Financial Gap	(\$2.4 million)	(\$6.6 million)

Potential Funding Sources

Grants & EIFD

	Grant / Source	Description / Purpose
1)	Affordable Housing and Sustainable Communities (AHSC) Program – Cap and Trade Funds (<i>new Jan 2015</i>)	Grants from California Strategic Growth Council for affordable housing and TOD projects that result in reduction of greenhouse gas emissions and vehicles miles traveled
2)	Enhanced Infrastructure Financing District – EIFD (<i>new Sept 2014</i>)	Tax increment financing (TIF) tool that leverages multiple revenue sources (e.g., property tax, fees, grants) to finance “infrastructure” investment, incl. affordable housing and TOD
3)	New Market Tax Credits (NMTC)	Provides tax credit incentives to investors for equity investments in certified Community Development Entities (CDE), which invest in low-income communities
4)	Sustainable Communities Planning	Grants for the development of land use plans
5)	Prop 84 Urban Greening Planning and Project	Grants for the development of urban greening plans and projects
6)	U.S. Department of Agriculture	Grants for libraries and community facilities (qualification will require population exemption)
7)	U.S. Economic Development Administration (EDA)	Grants from EDA in partnership with distressed communities throughout the United States to foster job creation, collaboration, and innovation
8)	U.S. Department of Housing and Urban Development (HUD) Community Challenge	Grants to promote mixed-use development and affordable housing
9)	Community Development Block Grant (CDBG)	Grant program for entitlement communities to provide housing and opportunities for low income persons

Cap and Trade Funds

Affordable Housing and Sustainable Communities Program

- **Eligible Project Types (\$120 million total available 2015):**
 - *Transit - Oriented Development (TOD) Projects – \$1-15 million award increments*
 - *Integrated Connectivity Projects (ICP) – \$500k to \$8 million award increments*
- **“High-Quality Transit” Requirement:** Peak Period frequency of 15 minutes or less and 7 times / week service AND either:
 - *Operation on a railway or dedicated right-of-way, or*
 - *Some combination of certain other factors, including off - board fare collection, limited - stop service, platform-level boarding, others*
- **TOD Project** must be located within ½ mile of High Quality Transit and include:
 - *Affordable housing or housing-related infrastructure, AND*
 - *Transportation-related infrastructure (e.g., bus station improvements)*
- **Integrated Connectivity Projects (ICP)** must include High Quality Transit and:
 - *At least one “Capital Use” (e.g., affordable housing, bike paths to station)*
 - *One additional “Capital Use” or “Program Use” (e.g., Transit Ridership Program)*
- **Key Requirements:** Environmental clearances, entitlements, no outstanding legal challenges to Project, construction has not started, climate adaptation, no conversion of working or natural resource lands

Enhanced Infrastructure Financing Districts (EIFD)

- **Tax increment financing (TIF) district** established by City or County and governed by Public Financing Authority (PFA) representing governments and members of the public
- **Infrastructure Financing Plan is adopted by the City or County and implemented by the PFA, including a range of potential infrastructure investment:**
 - *“Public capital facilities” or other “projects of communitywide significance” (need not be located within district as long as the project has “tangible connection”)*
 - *Transportation facilities (e.g., highways, parking, transit facilities)*
 - *Community parks, open space, and recreational facilities*
 - *Brownfield restoration and other environmental mitigation (Polanco Act authority)*
 - *Construction or repair of industrial structures for private use*
 - *Sustainable Community Strategy Projects and Transit Priority Projects*
 - *Affordable housing.*
- **Potential Funding Sources:**
 - *Property tax revenue (incl. RPTTF), property tax in-lieu of Vehicle License Fees (VLF), (TOT)*
 - *User fees, benefit assessments, development agreement / impact fees*
 - *Loans from City / County / special districts*
 - *Grants, private investment, other revenue*
- **Key Requirements:** Redevelopment dissolved (if Successor Agency still in existence, then need Finding of Completion and no assets under litigation to benefit from EIFD), 55% voter approval for bond issuance (45 year bond longevity)

Potential Funding Sources

Library Donors/Sponsors

County Library staff suggested naming rights guidelines:

- \$5 million - library as a whole
- \$1 million - meeting room or archives
- \$500,000 - children's, homework or computer areas
- \$250,000 - teen area
- \$50,000 - small study rooms

Other considerations:

- Money paid to City of Seaside or Foundation for Monterey County Free Libraries, a 501(c)(3) organization
- Cooperation between City, Library, donors on naming display
- Naming rights do not give operational authority
- Naming rights last as long as building is Seaside Library

Findings & Next Steps

Summary of Findings

- Phase I Project feasibility based on the following due diligence activities:
 - *Phase I project cost re-evaluation*
 - *Affordable housing developer pro forma*
 - *Current post-Redevelopment funding sources given loss of Library capital and Housing set aside funds*
- Feasibility of Library will require integration with affordable housing
- Other funding sources/solutions needed to eliminate Phase I Project financial gap
- Including a mix of 50% market rate housing is not a scenario that helps the financial feasibility gap of Phase I Project
- Project seems qualified as an affordable housing transit-oriented project per new Cap-and-Trade legislation, but will [require that new TAMC station is built as a critical path item](#)

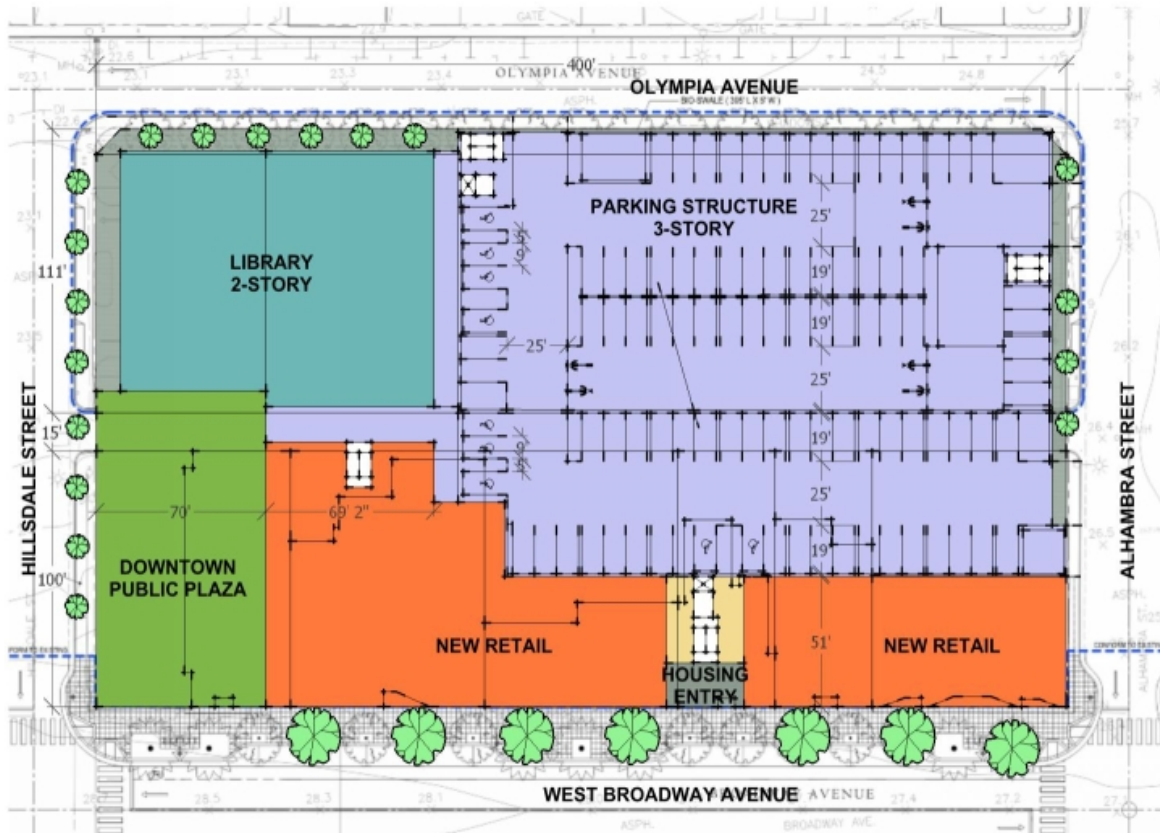
Recommended Next Steps – Phase 3

1. Further pursue funding sources and mechanisms to close financial gap:
 - a) *Cap and Trade (track TAMC light rail station)*
 - b) *EIFD*
 - c) *Library donors / sponsors*
 - d) *Others*
2. Coordinate with County Library Staff and Friends of Library on design and operational needs
3. Direction from City Council

Thank You

Appendices

Full Build Out Prior Street Level Concept Plan



PROJECT SUMMARY

Site: 2.075 Acres Approx.

Street Level Uses:

First Phase: Library 20k sf (12.5k/7.5k)
Library/Residential Parking

Final Phase: Public Plaza 8k sf
New Retail 20k sf
Parking Structure Addition 130 sp

Upper Level Uses:

First Phase: Res 31 du + Amenities

Final Phase: Res 52 du + Amenities

125 Residential Pkg Sp (1.5 sp/du SP)
67 Library Pkg Sp (1 sp/300 sf MC)
40 Retail Pkg Sp (1/500 sf SP)
58 New Downtown Public/Guest Pkg Sp

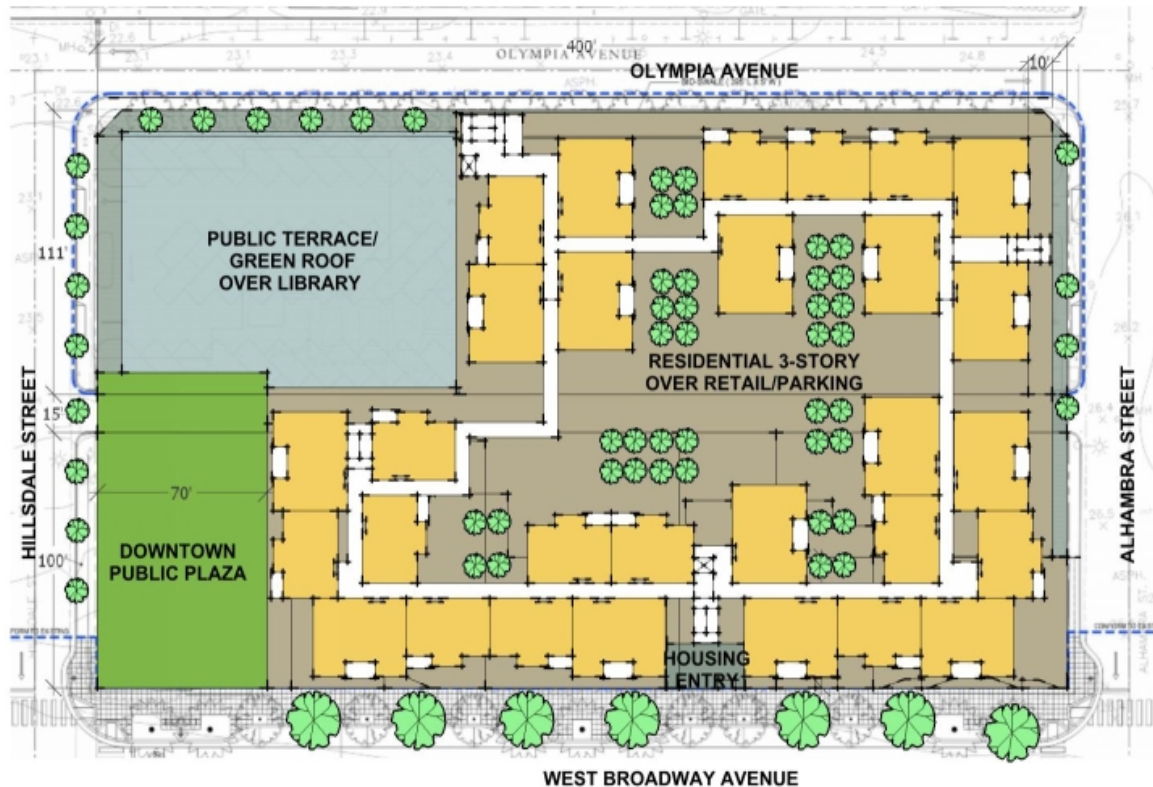
290 Grand Total Parking Spaces

STREET LEVEL FULL BUILDOUT CONCEPT PLAN

LPA

Full Build Out

Prior Residential Level Concept Plan



PROJECT SUMMARY

Site: 2.075 Acres Approx.

3-Story of Residential Apts over
Street Level Uses
30-60 du/ac per Specific Plan

First Phase Res:
0.62 Ac; 31 Units; 50.00 du/ac

Final Phase Res:
0.85 Ac; 52 Units; 61.17 du/ac

Grand Total
1.47 Acres Approx.
83 Residential Apts; 56.46 du/ac
0-1BR
39-2BR
8-2BR + Den
36-3BR

RESIDENTIAL LEVEL FINAL PHASE CONCEPT PLAN

LPA



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 9.B.

TO: City Council

FROM: John Dunn, City Manager

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services

DATE: April 2, 2015

SUBJECT: **CONSIDERATION OF A SECOND AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT WITH RBF
CONSULTING (MICHAEL BAKER INTERNATIONAL) FOR THE
MONTEREY DOWNS AND HORSE PARK AND CENTRAL COAST
VETERANS CEMETERY SPECIFIC PLAN ENVIRONMENTAL
IMPACT REPORT TO INCREASE THE NOT TO EXCEED
CONTRACT AMOUNT BY \$55,595 TO COMPLETE THE DRAFT
AND FINAL EIR**

PURPOSE

The purpose of this item is for the City Council to consider a Second Amendment to the Professional Services Agreement (PSA) between the City of Seaside and RBF Consulting, Michael Baker International, for preparation of the Environmental Impact Report (EIR) for the Monterey Downs and Monterey Horse Park and Veterans Cemetery Specific Plan.

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution authorizing the City Manager to execute a Second Amendment to the PSA with RBF Consulting, Michael Baker International, to expand the scope of work associated with completion of the Draft EIR and the Final EIR. The not to exceed contract amount will be increased by \$55,595. Therefore, the maximum amount payable to RBF under this Agreement is increased from \$620,330 to \$675,925.

BACKGROUND

On September 16, 2010, the City of Seaside, the Redevelopment Agency of the City of Seaside, and Monterey Downs, LLC (Applicant) entered into an Exclusive Negotiating Agreement (ENA) for the potential development of approximately 550 acres of land on the former Fort Ord.

On December 1, 2011, the Applicant and the City entered into a Deposit and Reimbursement Agreement to provide for a deposit of funds in an amount of \$100,000 with the City for costs incurred by the City to conduct environmental review of the proposed project as required by the California Environmental Quality Act (CEQA). Subsequently, on February 16, 2012, the City of Seaside entered into a PSA with RBF Consulting to prepare the EIR on the proposed development of the subject property.

A First Amendment to the PSA with RBF Consulting was approved by the City Council on May 16, 2013. The First Amendment expanded the scope of work associated with the traffic impact assessment to accommodate requests from other agencies in response to the Notice of Preparation of an EIR. The not to exceed contract amount was increased by \$40,400. Therefore, the maximum amount payable to RBF under the Agreement was increased from \$579,930 to \$620,330.

SECOND AMENDMENT TO RBF CONSULTING PSA

In March 2015, RBF Consulting submitted a letter requesting a scope of work and budget amendment to the PSA. The letter cited two primary reasons, which are outlined below, justifying their request.

Completion of the Draft EIR. After completion of the administrative draft EIR, City staff requested revisions associated with project phasing, biological resources, and global revisions associated with a second review by City's outside legal counsel. \$48,330 has been included in the amended budget, which includes 340 hours of work.

Public Records Act Requests. RBF Consulting may be required to spend additional time complying with public records act requests, which was not included in the original scope of work. \$7,265 has been included in the amended budget, which includes 67 hours of work.

The Second Amendment covers out of scope work and the total amended budget includes completion of the Draft EIR, as well as preparation of the Final EIR and other related documentation as included in the original scope and budget.

Staff has reviewed RBF Consulting's request and determined that the requested budget augmentation is justified based on the unanticipated additional tasks added to RBF's scope of work. It is therefore recommended that the City Council adopt the attached resolution authorizing the City Manager to execute a Second Amendment to the PSA with RBF Consulting to complete the EIR process.

FISCAL IMPACT

The approval of this Second Amendment will have no financial impact to the City's General Fund. On December 1, 2011, the Applicant and the City entered into a Deposit and Reimbursement Agreement to provide for a deposit of funds in an amount of \$100,000 with the City for costs incurred by the City to conduct environmental review of the proposed project as

required by the California Environmental Quality Act (CEQA). Prior to the execution of the Deposit and Reimbursement Agreement, the Developer provided the City with the Reimbursement Funds deposit.

ATTACHMENTS

1. Attachment 1. Resolution Approving Second Amendment to Professional Service Agreement with RBF Consulting
 2. Attachment 2. Exhibit "A" to Second Amendment to PSA with RBF
 3. Attachment 3. Exhibit "A" to Second Amendment to PSA: Scope of Work
-

Reviewed for Submission to the
City Council by:



John Dunn, City Manager

RESOLUTION NO. 2015-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH RBF CONSULTING, MICHAEL BAKER INTERNATIONAL, FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY SPECIFIC PLAN TO INCREASE THE NOT TO EXCEED CONTRACT AMOUNT BY \$55,595 TO COMPLETE THE DRAFT AND FINAL EIR

WHEREAS, on September 16, 2010, the City of Seaside, the Redevelopment Agency of the City of Seaside, and Monterey Downs, LLC (Applicant) entered into an Exclusive Negotiating Agreement (ENA) for the potential development of approximately 550 acres of land on the former Fort Ord; and

WHEREAS, on February 16, 2012, the City of Seaside entered into a Professional Services Agreement with RBF Consulting to prepare the EIR for the proposed development of 550 acres located on the former Fort Ord in an amount not to exceed Five Hundred Seventy-Nine Thousand, Nine Hundred and Thirty Dollars (\$579,930); and

WHEREAS, on May 16, 2013, a First Amendment to the PSA of Forty Thousand Four Hundred Dollars (\$40,400) was approved by the City Council for a maximum of Six Hundred Twenty Thousand, Three Hundred and Thirty Dollars (\$620,330), and

WHEREAS, the City desires to move forward with completion of the preparation of the Draft EIR so that it may be circulated for a 60-day public review period, and subsequent completion of the Final EIR.

WHEREAS, the approval of this Second Amendment will have no financial impact to the City's General Fund. On December 1, 2011, the Applicant and the City entered into a Deposit and Reimbursement Agreement to provide for a deposit of funds in an amount of \$100,000 with the City for costs incurred by the City to conduct environmental review of the proposed project as required by the California Environmental Quality Act (CEQA). Prior to the execution of the Deposit and Reimbursement Agreement, the Developer provided the City with the Reimbursement Funds deposit.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seaside hereby authorizes the City Manager to execute a Second Amendment to the Professional Services Agreement with RBF Consulting, Michael Baker International, to increase the contract amount by Fifty Five Thousand Five Hundred Ninety Five Dollars (\$55,595) to complete the Draft EIR. The maximum amount payable to Consultant under this Agreement is therefore increased from Six Hundred Twenty Thousand, Three Hundred and Thirty Dollars (\$620,330) to Six Hundred Seventy Five Thousand, Nine Hundred and Twenty Five Dollars (\$675,925).

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside
duly held on the 2nd day of April 2015, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Ralph Rubio, Mayor

ATTEST:

Lesley E. Milton, City Clerk

**AMENDMENT #2 TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE CITY OF SEASIDE
AND
RBF CONSULTING, MICHAEL BAKER INTERNATIONAL
FOR AN AMENED SCOPE OF WORK AND BUDGET FOR THE PREPARATION
OF THE MONTEREY DOWNS, MONTEREY HORSE PARK AND CENTRAL COAST
VETERANS CEMETERY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT**

1. RECITALS:

WHEREAS, City of Seaside hereinafter called "City", and Michael Baker International hereinafter called "Consultant", entered into a professional services agreement on the 16th day of February, 2012 for preparation of the Environmental Impact Report (EIR) for the Monterey Downs and Monterey Horse Park and Veterans Cemetery Specific Plan, hereinafter referred to as an "Agreement"; and

WHEREAS, the Agreement was subsequently modified on May 16, 2013 by a First Amendment to expand the scope of work associated with the traffic impact assessment to accommodate requests from other agencies in response to the Notice of Preparation of an EIR; and

WHEREAS, City and Consultant desire to amend the scope and increase the amount of total compensation allowed as stated in the consultant Agreement to allow for the completion of the Draft EIR and Final EIR.

NOW, THEREFORE the parties agree as follows:

2. EMPLOYMENT OF CONSULTANT

Agreement is amended and modified as proposed in the attached Exhibit A (Amendment #2).

3. PAYMENTS TO CONSULTANT, Maximum Liability

Subject to the limitation set forth herein, the City shall pay the Consultant the amount provided in Exhibit A (Amendment #2), (addition of \$55,595) dated March 3, 2015. The maximum amount payable to Consultant under this Agreement is increased from Six Hundred Twenty Thousand, Three Hundred and Thirty Dollars (\$620,330) to Six Hundred Seventy Five Thousand, Nine Hundred and Twenty Five Dollars (\$675,925).

IN WITNESS WHEREOF, the parties hereto have made and executed this agreement on April 2, 2015.

CITY OF SEASIDE
"City"

by _____
John Dunn, City Manager

RBF CONSULTING
MICHAEL BAKER INTERNATIONAL
"Consultant"

by 
Jeffrey C. Barfield, Vice President/Planning

JN 131360
Request No. 3
Date: March 3, 2015

ADDITIONAL WORK REQUEST SUMMARY

Client: City of Seaside

Project: Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan EIR

Work Requested By: Ms. Teri Wissler Adam

Summary of Additional Work:

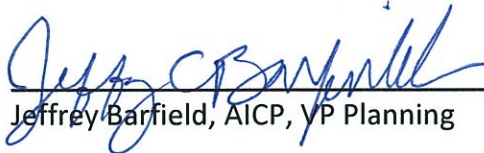
Task I – Revisions to Oak Woodland Analyses. On December 3, 2014, the City of Seaside (T. Wissler Adam Email) instructed RBF to research the significance findings concerning oak woodland in the EIR, as well as the Technical Reports. It was verified that the EIR concluded less than significant impact and that the technical reports varied in their conclusions. At the City's request, RBF's biological staff (M. Gonzales) was consulted concerning both the impact analysis and the mitigation. Multiple communications (conference calls and email correspondence) involving T. Wissler Adam, R. Garcia, and M. Gonzales occurred between December 3 – 9, in an effort to resolve the matter. M. Gonzales/R. Garcia revised the EIR Biological Resources section, which had a ripple effect in the EIR, including the Alternatives analysis.

Task II – Revisions to Water Project Phasing Analyses. On December 9, 2014, the City of Seaside (T. Wissler Adam Email) requested revisions to the Executive Summary and Section 2.4, *Project Phasing and Construction Activities*, (text, table, and exhibit) concerning phasing. The requested revisions had a ripple effect in the EIR, including the Air Quality, Water, and Alternatives analyses.

Task III - Revisions to EIR. On December 16, 2014, the City of Seaside (T. Wissler Adam Email) instructed RBF to stop production (printing) on the DEIR. Subsequently, RBF received direction from the City to re-review the earlier Richard Watson Gershon (RWG) Memo concerning water supply and the EIR Water Section and prepare to discuss with the City/RWG. There were also subsequent telephone conversations with the City and K. Ennis (RWG) concerning RWG's review. On the January 13, 2015 conference call, RBF was informed that RWG would re-review entire EIR and provide their comments. There were subsequent conference calls with the City and RWG (G. Giovinco) and ultimately RBF received RWG comments (four parts) on January 27-28, 2015, which covered the entire EIR. This AWR is intended to cover all of the out-of-scope services described above and an accelerated schedule, as well as revising the EIR, reprinting document, re-burning CDs, etc.

Task IV – Public Records Act (PRA) Requests. As directed by the City (March 3, 2015, T. Wissler Adam Email), RBF has included an additional 15% for responding to PRA requests.

TOTAL FEE: \$55,595 (see attached)



Jeffrey Barfield, AICP, VP Planning

Accepted By

**Monterey Downs & Monterey Horse Park
& Central Coast Veterans' Cemetery Specific Plan**

AWR 3 REVISED

03/02/15

PROFESSIONAL FEES FOR ENVIRONMENTAL CONSULTING SERVICES

TASKS		PD	PM	TS	EA	ES	ADMN	TOTAL HOURS	TOTAL FEE
		\$220	\$215	\$200	\$150	\$130	\$75		
TASK I: REVISIONS TO OAK WOODLAND ANALYSES									
1.0	Draft EIR	0	15	0	7	4	4	30	\$5,095
1.1	Biological Resources & Others		15		7	4	4	30	\$5,095
TASK II: REVISIONS TO WATER PROJECT PHASIS ANALYSES									
1.0	Draft EIR	0	12	0	0	4	4	20	\$3,400
1.1	Water & Others		12			4	4	20	\$3,400
TASK III: REVISIONS TO ENVIRONMENTAL IMPACT REPORT									
1.0	Project Initiation	0	0	0	0	0	0	0	\$0
2.0	Draft EIR	0	60	18	26	20	28	152	\$25,100
2.1	Executive Summary		2				4	6	\$730
2.2	Introduction and Purpose						1	1	\$75
2.3	Project Description						1	1	\$75
2.4	ENVIRONMENTAL ANALYSIS							0	\$0
2.4.1	Aesthetics and Visual Resources		5			1	1	7	\$1,280
2.4.2	Air Quality/GHG Analysis			12		1	1	14	\$2,605
2.4.3	Biological Resources					1	1	2	\$205
2.4.4	Cultural Resources					1	1	2	\$205
2.4.5	Geology and Soils		2			1	1	4	\$635
2.4.6	Hazards and Hazardous Materials		2			1	1	4	\$635
2.4.7	Hydrology and Water Quality		4			1	1	6	\$1,065
2.4.8	Land Use and Planning		4			1	1	6	\$1,065
2.4.9	Noise			4		1	1	6	\$1,005
2.4.10	Population and Housing					1	1	2	\$205
2.4.11	Fire Protection		2			1	1	4	\$635
2.4.12	Police Protection		4			1	1	6	\$1,065
2.4.13	School Facilities					1	1	2	\$205
2.4.14	Libraries and Public Health		1	2		1	1	5	\$820
2.4.15	Parks and Recreation					1	1	2	\$205
2.4.16	Traffic and Transportation					1	1	2	\$205
2.4.17	Wastewater					1	1	2	\$205
2.4.18	Water		8			1	1	10	\$1,925
2.4.19	Solid Waste					1	1	2	\$205
2.4.20	Dry Utilities					1	1	2	\$205
2.5	Cumulative Impacts		12		24			36	\$6,180
2.6	Alternatives to the Project		10				1	11	\$2,225
2.7	Other CEQA Considerations						1	1	\$75
2.8	Screencheck Draft EIR*		4		2			6	\$1,160
3.0	Final EIR	0	0	0	0	0	0	0	\$0
4.0	Project Management and Meetings	4	27	0	0	0	0	31	\$6,685
4.1	Project Management	4	2					6	\$1,310
4.2	Tele-Cons 12/16/14 - 02/08/15		9					9	\$1,935
4.3	Water Issue Misc. 12/16/14 - 02/08/15		6					6	\$1,290
4.3	Tele-Cons (Post February 9) (5@1 hr)		10					10	\$2,150
5.0	Document Reproduction	0	0	0	0	0	107	107	\$8,050
5.1	Document Reproduction						107	107	\$8,050
Total Task III Labor Hours		4	87	18	26	20	135	290	
Total Task III Labor Costs		\$880	\$18,705	\$3,600	\$3,900	\$2,600	\$10,150		\$39,835
TASK IV: RESPONDING TO PUBLIC RECORDS ACT REQUESTS									
1.0	Responding to PRA Requests	0	16	0	0	0	51	67	\$7,265
1.1	Responding to PRA Requests		16				51	67	\$7,265
TOTAL LABOR HOURS									
		4	130	18	33	28	194	407	
TOTAL LABOR COSTS		\$880	\$27,950	\$3,600	\$4,950	\$3,640	\$14,575		
TOTAL FEE									\$55,595



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 9.C.

TO: City Council

FROM: John Dunn, City Manager

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services

DATE: April 2, 2015

**SUBJECT: CONSIDERATION OF A SECOND AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT WITH EMC PLANNING
GROUP INC. FOR PROJECT MANAGEMENT SERVICES FOR THE
PROPOSED MONTEREY DOWNS, MONTEREY HORSE PARK AND
CENTRAL COAST VETERANS CEMETERY PROJECT TO
INCREASE THE CONTRACT AMOUNT BY \$96,120 TO COMPLETE
APPLICATION AND ENTITLEMENT PROCESSING**

PURPOSE

The purpose of this item is for the City Council to consider executing a Second Amendment to the Professional Services Agreement (the "PSA") entered into between the City of Seaside (the "City") and EMC Planning Group Inc (the "Consultant") on February 16, 2012, to provide project management services for the processing of land use entitlements and regulatory approvals for the proposed Monterey Downs, Monterey Horse Park and Central Coast Veterans Cemetery project. The First Amendment to the PSA was executed on May 15, 2014.

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution authorizing the City Manager to execute a Second Amendment to the PSA with EMC Planning Group Inc. to complete the application processing. The contract amount will be increased by \$96,120. Therefore, the maximum amount payable to EMC Planning Group under this Agreement is increased from \$370,085 to \$466,205.

BACKGROUND

On September 16, 2010, the City of Seaside, the Redevelopment Agency of the City of Seaside, and Monterey Downs, LLC (Applicant) entered into an Exclusive Negotiating Agreement (ENA) for the potential development of approximately 550 acres of land on the former Fort Ord.

Under Section 9 of the ENA, the Developer (Monterey Downs) is to reimburse the City for its actual out-of-pocket costs and expenses in fulfilling its obligations under the ENA through a deposit of One Hundred Thousand Dollars (\$100,000) (“Reimbursement Funds”).

On February 16, 2012, the City of Seaside entered into a PSA with EMC Planning Group to provide project management services for the processing of land use entitlements and regulatory approvals for the proposed Monterey Downs, Monterey Horse Park, and Central Coast Veterans Cemetery project.

On May 15, 2014, a First Amendment to the PSA of One Hundred Seventy Seven Thousand Seven Hundred Eighty Five Dollars (\$177,785) was approved by the City Council increasing the maximum payable from One Hundred Ninety Two Thousand, Six Hundred Dollars (\$192,600) to a maximum of Three Hundred Seventy Thousand, and Eighty-Five Dollars (\$370,085). The First Amendment expanded the scope of work for additional time associated with processing the project.

SECOND AMENDMENT TO EMC PLANNING GROUP PSA

In March 2015, EMC Planning Group submitted a letter requesting a scope of work and budget amendment to the PSA. The letter cited three primary reasons, which are outlined below, justifying their request.

Project Timeline Expanded. The original budget was based upon a 12-month schedule. While the First Amendment addressed additional time associated with processing the project, due to reasons beyond the control of EMC Planning Group, the project is has been further delayed and is now in its 37th month, Project processing is estimated to continue for minimum of an additional 12 months.

New Tasks Not Anticipated in Original Scope or First Amendment. These tasks include, but may not be limited to, responding to numerous public records requests, responding to requests for information from the media, assisting staff with drafting and reviewing City agreements, designing a project fact sheet and attending community meetings on behalf of City staff.

Additional Work on EIR. The City determined that the Draft EIR submitted by the EIR consultant required more review and comment than anticipated. Additional hours are needed to continue to work with the EIR consultant on preparation of the environmental documents.

EMC Planning Group estimates that an additional 528 hours and \$96,120 will be required to complete processing the project.

Staff has reviewed EMC Planning Group’s request and determined that the requested budget augmentation is justified based on the unanticipated project delays and additional tasks added to EMC Planning Group’s scope of work given the City’s limited staffing resources. It is therefore recommended that the City Council adopt the attached resolution authorizing the City Manager to execute a Second Amendment to the PSA with EMC Planning Group to complete the

application and entitlement processing.

FISCAL IMPACT

The approval of this Second Amendment will have no financial impact to the City's General Fund. Under Section 9 of the ENA, the Developer (Monterey Downs) is to reimburse the City for its actual out-of-pocket costs and expenses in fulfilling its obligations under the ENA through a deposit of One Hundred Thousand Dollars (\$100,000) ("Reimbursement Funds"). Reimbursable expenses include but are not limited to: (i) the cost of developing, reviewing and processing any general plan amendments and/or specific plan amendments for the Site; (ii) the cost of preparing, reviewing and processing the EIR; and (iii) the cost of negotiating and preparing the DDA. Prior to the execution of the ENA, the Developer provided the City with the Reimbursement Funds deposit. The increased not to exceed contract amount of Four Hundred Sixty Six Thousand, Two Hundred and Five Dollars (\$466,205) is reimbursed to the City of Seaside by the applicant through the ENA Reimbursement Funds.

ATTACHMENTS

1. Attachment 1. Resolution Approving Second Amendment to Professional Services Agreement with EMC
 2. Attachment 2. Exhibit "A" to Resolution: Second Amendment to PSA with EMC
 3. Attachment 3. Exhibit "A" to Second Amendment to PSA: Scope of Work
-

Reviewed for Submission to the
City Council by:



John Dunn, City Manager

RESOLUTION NO. 2015-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH EMC PLANNING GROUP INC. FOR PROJECT MANAGEMENT SERVICES FOR THE PROPOSED MONTEREY DOWNS, MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY PROJECT AND AUTHORIZING THE INCREASE OF THE CONTRACT AMOUNT BY \$96,120 TO COMPLETE APPLICATION AND ENTITLEMENT PROCESSING

WHEREAS, On September 16, 2010, the City of Seaside, the Redevelopment Agency of the City of Seaside, and Monterey Downs, LLC (Applicant) entered into an Exclusive Negotiating Agreement (ENA) for the potential development of approximately 550 acres of land on the former Fort Ord; and

WHEREAS, on February 16, 2012, the City Council entered into a Professional Services Agreement with EMC Planning Group to provide project management services for the processing of land use entitlements and regulatory approvals for the proposed Monterey Downs, Monterey Horse Park, and Central Coast Veterans Cemetery project on the former Fort Ord in an amount not to exceed One Hundred Ninety Two Thousand, Three Hundred Dollars (\$192,300); and

WHEREAS, a First Amendment to the PSA of One Hundred Seventy Seven Thousand Seven Hundred Eighty Five Dollars (\$177,785) was approved by the City Council on May 15, 2014 for a maximum of Three Hundred Seventy Thousand and Eighty Five Dollars (\$370,085); and

WHEREAS, the City desires to move forward with completing the application review and processing; and

WHEREAS, the approval of this Second Amendment will have no financial impact to the City's General Fund. Under Section 9 of the ENA, the Developer (Monterey Downs) is to reimburse the City for its actual out-of-pocket costs and expenses in fulfilling its obligations under the ENA through a deposit of One Hundred Thousand Dollars (\$100,000) ("Reimbursement Funds"). Reimbursable expenses include but are not limited to: (i) the cost of developing, reviewing and processing any general plan amendments and/or specific plan amendments for the Site; (ii) the cost of preparing, reviewing and processing the EIR; and (iii) the cost of negotiating and preparing the DDA. Prior to the execution of the ENA, the Developer provided the City with the Reimbursement Funds deposit.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seaside hereby authorizes the City Manager to execute a Second Amendment to the Professional Services Agreement with EMC Planning Group to increase the Professional Services Agreement amount by Ninety-Six Thousand, One Hundred Twenty Dollars (\$96,120) from Three Hundred Seventy

Thousand, Eighty-Five Dollars (\$370,085) to Four Hundred Sixty-Six Thousand, Two Hundred Five Dollars (\$466,205).

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 2nd day of April 2015, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ralph Rubio, Mayor

ATTEST:

Lesley E. Milton, City Clerk

**AMENDMENT #2 TO
PROFESSIONAL SERVICES AGREEMENT**

**BETWEEN
THE CITY OF SEASIDE**

AND

EMC PLANNING GROUP INC.

**FOR AN AMENDED SCOPE OF WORK AND BUDGET FOR PROJECT
MANAGEMENT SERVICES FOR THE PROPOSED MONTEREY DOWNS AND
MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY
PROJECT TO COMPLETE APPLICATION AND ENTITLEMENT PROCESSING**

1. RECITALS:

WHEREAS, City of Seaside hereinafter called "City", and EMC Planning Group Inc. hereinafter called "Consultant", entered into a professional services agreement on the 16th day of February, 2012 to provide project management services for the processing of land use entitlements and regulatory approvals for the proposed Monterey Downs, Monterey Horse Park and Central Coast Veterans Cemetery project, hereinafter referred to as an "Agreement"; and

WHEREAS, the Agreement was subsequently modified on May 15, 2014, by a First Amendment to expand the scope of work associated with delays with project processing; and

WHEREAS, City and Consultant desire to amend the scope and increase the amount of total compensation allowed as stated in the consultant Agreement to complete the processing of project entitlements.

NOW, THEREFORE the parties agree as follows:

2. EMPLOYMENT OF CONSULTANT

Agreement is amended and modified as proposed in the attached Exhibit A (Amendment #2).

3. PAYMENTS TO CONSULTANT, Maximum Liability

Subject to the limitation set forth herein, the City shall pay the Consultant the amount provided in Exhibit A (Amendment #2), (addition of \$96,120) dated March 10, 2015. The maximum amount payable to Consultant under this Agreement is increased from Three Hundred Seventy Thousand, Eighty-Five Dollars (\$370,085) to Four Hundred Sixty-Six Thousand, Two Hundred Five Dollars (\$466,205).

IN WITNESS WHEREOF, the parties hereto have made and executed this agreement on April 2, 2015.

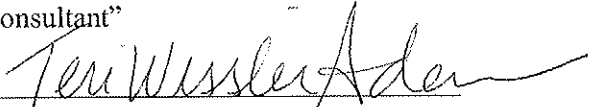
CITY OF SEASIDE

"City"

by _____
John Dunn, City Manager

EMC PLANNING GROUP INC

"Consultant"

by 
Teri Wissler Adam, Vice President



Planning for Success.

March 10, 2015

Lisa Brinton
Community and Economic Development Services Manager
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

**Re: Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery
Project Management – Budget Amendment Request**

Dear Lisa:

This is a request to amend the budget for this project. Attached is a spreadsheet that presents the following information: current budget, amount invoiced through January 31, 2015, percent complete through January 31, 2015, budget amendment, and total new budget. Also enclosed is the spreadsheet that details the hours and budget for the amendment. There are several reasons for this request. They include, but may not be limited to, the following:

1. Project Timeline Expanded. The original budget was based upon a 12-month schedule. Due to reasons beyond the control of EMC Planning Group, the project is now in its 37th month, and is estimated to continue for an additional 12 months.
2. New Tasks Not Anticipated in Original Scope. These include, but may not be limited to, responding to numerous public records requests, responding to requests for information from the media, assisting staff with drafting and reviewing City agreements, designing a draft City mailer, and attending community meetings on behalf of City staff.
3. Additional Work on EIR. The City determined that the RBF Consulting Draft EIR submitted by the EIR consultant required more review and comment than anticipated. Additional hours are needed to continue to work with the EIR consultant on preparation of the environmental documents.

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

301 Lighthouse Avenue Suite C Monterey California 93940 Tel 831-649-1799 Fax 831-649-8399
www.emcplanning.com

Packet Page 210

*Lisa Brinton
City of Seaside
March 10, 2015, Page 2*

As of January 31, 2015, we were at 79% of our budget. I expect the remaining budget to be expended by June 2015. Please let me know if you have any questions regarding this request.

Sincerely,

A handwritten signature in black ink that reads "Teri Wissler Adam". The signature is written in a cursive, flowing style.

Teri Wissler Adam
Senior Principal

Enc: Attachments

Task	Current Budget	Modified Budget	Invoiced Through 1/31/15	Percent Complete	Budget Amendment	New Total
1.0 On-Going Project Management						
1.1 Administration	\$18,395	\$22,350	\$17,718	79%	\$4,300	\$26,650
1.2 Coordination	\$20,620	\$26,620	\$24,028	90%	\$3,280	\$29,900
1.3 Weekly Status Reports (tsfr 5070 to 1.2)	\$5,070	\$5,070	\$5,070	100%	\$0	\$5,070
1.4 Master Project Schedule	\$4,680	\$4,680	\$4,680	100%	\$1,640	\$6,320
1.5 CityCounty LAFCO Coordination	\$8,070	\$8,070	\$7,573	94%	\$3,280	\$11,350
1.6 Organize & Manage Project Record	\$5,070	\$6,070	\$5,191	86%	\$820	\$6,890
1.7 Performance Measurement & Reporting	\$8,345	\$9,345	\$8,630	92%	\$1,640	\$10,985
2.0 Meetings						
2.1 Kick-off Meeting with City & County Staff	\$3,510	\$3,510	\$3,510	100%	\$0	\$3,510
2.2 Team Kick-Off Meeting and Site Visit	\$1,950	\$1,950	\$1,950	100%	\$0	\$1,950
2.3 Regular (Weekly) Team Meetings (2-hour meetings)	\$79,700	\$88,900	\$82,264	93%	\$19,270	\$108,170
2.4 City/County LAFCO Meetings	\$7,880	\$7,880	\$3,854	49%	\$1,640	\$9,520
3.0 Community Outreach and Participation						
3.1 Project Manager participation in program	\$6,120	\$6,120	\$6,120	100%	\$2,080	\$8,200
3.2 Budget Transferred from Ingram	\$10,000	\$12,380	\$10,056	81%	\$0	\$12,380
3.3 City Council Workshops	\$4,920	\$4,920	\$0		\$0	\$4,920
4.0 Specific Plan Review and Processing						
4.1 Communication with Applicant	\$16,000	\$16,000	\$14,673	92%	\$3,280	\$19,280
4.2 Tribal Consultation Process (tsfr to 1.2)	\$0	\$0	\$0	0%	\$0	\$0
4.3 Responding to PRA Requests	\$21,630	\$25,925	\$20,765	80%	\$4,920	\$30,845
4.4 Review ADSP	\$9,600	\$9,600	\$9,600	100%	\$0	\$9,600
4.5 Review Proof Draft SP	\$9,815	\$14,380	\$14,380	100%	\$0	\$14,380
5.0 CEQA Documentation Review and Processing						
5.1 Review EIR Consultant's Scope of Work	\$780	\$780	\$780	100%	\$0	\$780
5.2 NOP Review & Publication	\$1,560	\$1,560	\$1,560	100%	\$0	\$1,560
5.3 Public Scoping Meeting	\$2,060	\$2,060	\$2,060	100%	\$0	\$2,060
5.4 Review ADEIR	\$16,435	\$18,491	\$18,491	100%	\$0	\$18,491
5.5 Review Revised ADEIR	\$13,860	\$11,804	\$11,804	100%	\$0	\$11,804
5.6 Review Proof Draft EIR	\$6,930	\$22,475	\$18,098	81%	\$1,230	\$23,705
5.7 Review RTC, AFEIR, FEIR	\$16,400	\$16,400	\$0	0%	\$0	\$16,400
6.0 City/County Public Hearings						
6.0.1 Prepare Draft BAR Project Consideration Package	\$2,010	\$2,010	\$0	0%	\$0	\$2,010
6.0.2 Prepare Final BAR Project Consideration Package	\$820	\$820	\$0	0%	\$0	\$820
6.1.1 Prepare Draft PC Project Consideration Package	\$13,455	\$13,455	\$0	0%	\$0	\$13,455
6.1.2 Prepare Final PC Project Consideration Package	\$3,120	\$0	\$0	0%	\$3,120	\$3,120
6.1.3 Prepare Draft CC Project Consideration Package	\$4,760	\$0	\$0	0%	\$4,760	\$4,760
6.1.4 Prepare Final CC Project Consideration Package	\$2,380	\$0	\$0	0%	\$2,380	\$2,380
6.2 City Public Hearings & Presentation (5)	\$8,200	\$0	\$0	0%	\$8,200	\$8,200
6.3 Prepare & File NOD (tsft to 4.5)	\$3,955	\$0	\$0	0%	\$3,915	\$3,915
6.4 County Public Hearings (4)	\$0	\$0	\$0	0%	\$1,640	\$1,640
7.0 Fort Ord Reuse Plan Consistency Analysis						
7.1 Determination of Consistency	\$6,460	\$6,460	\$0	0%	\$0	\$6,460
7.2 FORA Hearing Presentations (3)	\$8,295	\$0	\$0	0%	\$8,295	\$8,295
Total Budget for Tasks:	\$352,855	\$370,085	\$292,857	79%	\$79,690	\$449,775
OPTIONAL TASKS NOW PART OF BUDGET AMENDMENT						
8.0 LAFCO Process						
8.1 Prepare LAFCO Annexation Application	\$7,365	\$0			\$6,565	\$6,565
8.2 Attend LAFCO Annexation Hearing	\$4,565	\$0			\$4,565	\$4,565
9.0 Follow Up						
9.1 Follow up tasks	\$5,300	\$0			\$5,300	\$5,300
Total Budget for Optional Tasks:	\$17,230				\$16,430	\$16,430
Totals:	\$370,085		\$292,857		\$96,120	\$466,205

Monterey Downs Specific Plan and EIR Project Management (Budget Amendment No. 2)								
Task	EMC Planning Group Inc.							
	Senior Principal Wissler Adam	Principal Planner James	Assistant Planner J. Bird	Production	Administrative	Administrative Costs	Total Hours	Total Cost
Billing Rate (Per Hour)	\$205.00	\$185.00	\$105.00	\$125.00	\$95.00	\$95.00		
1.0 On-Going Project Management								
1.1 Administration	8.0	0.0	0.0	0.0	8.0	20.0	36.0	\$4,300.00
1.2 Coordination	16.0	0.0	0.0	0.0	0.0	0.0	16.0	\$3,280.00
1.3 Status Reports	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
1.4 Master Project Schedule	8.0	0.0	0.0	0.0	0.0	0.0	8.0	\$1,640.00
1.5 City/County LAFCO Coordination	16.0	0.0	0.0	0.0	0.0	0.0	16.0	\$3,280.00
1.6 Organize & Manage Project Record	4.0	0.0	0.0	0.0	0.0	0.0	4.0	\$820.00
1.7 Performance Measurement & Reporting	8.0	0.0	0.0	0.0	0.0	0.0	8.0	\$1,640.00
Subtotal	60.0	0.0	0.0	0.0	8.0	20.0	88.0	\$14,960.00
2.0 Meetings								
2.1 Kick-off Meeting w/City & County Staff (COMPLETED)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
2.2 Team Kick-Off Meeting and Site Visit (COMPLETED)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
2.3 Regular (Weekly) Team Meetings (2-hour meetings)	94.0	0.0	0.0	0.0	0.0	0.0	94.0	\$19,270.00
2.4 City/County LAFCO Meetings	8.0	0.0	0.0	0.0	0.0	0.0	8.0	\$1,640.00
Subtotal	102.0	0.0	0.0	0.0	0.0	0.0	102.0	\$20,910.00
3.0 Community Outreach & Participation								
3.1 Draft City Mailer	8.0	0.0	0.0	2.0	2.0	0.0	0.0	\$2,080.00
Subtotal	8.0	0.0	0.0	2.0	2.0	0.0	0.0	\$2,080.00
4.0 Specific Plan Review & Processing								
4.1 Communication with Applicant	16.0	0.0	0.0	0.0	0.0	0.0	16.0	\$3,280.00
4.2 Tribal Consultation Process (COMPLETED)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
4.3 Responding to PRA Requests	24.0	0.0	0.0	0.0	0.0	0.0	24.0	\$4,920.00
4.4 Review Revised ADSP	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
4.5 Review Proof Draft SP	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
Subtotal	40.0	0.0	0.0	0.0	0.0	0.0	40.0	\$8,200.00
5.0 CEQA Documentation Review & Processing								
5.1 Review EIR Consultant's Scope of Work (COMPLETED)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
5.2 NOP Review & Publication (COMPLETED)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
5.3 Public Scoping Meeting (COMPLETED)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
5.4 Review ADEIR (COMPLETED)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
5.5 Review Revised ADEIR (COMPLETED)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
5.6 Review Proof Draft EIR	6.0	0.0	0.0	0.0	0.0	0.0	6.0	\$1,230.00
5.7 Review RTC, AFEIR, FEIR	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
Subtotal	6.0	0.0	0.0	0.0	0.0	0.0	6.0	\$1,230.00
6.0 City/County Public Hearings								
6.0.1. Prepare Draft BAR Project Consideration Package	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
6.0.2 Prepare Final BAR Project Consideration Package	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
6.1.1 Prepare Draft PC Project Consideration Package	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
6.1.2 Prepare Final PC Project Consideration Package	8.0	8.0	0.0	0.0	0.0	0.0	16.0	\$3,120.00
6.1.3 Prepare Draft CC Project Consideration Package	16.0	8.0	0.0	0.0	0.0	0.0	24.0	\$4,760.00
6.1.4 Prepare Final CC Project Consideration Package	8.0	4.0	0.0	0.0	0.0	0.0	12.0	\$2,380.00
6.2 City Public Hearings & Presentation (5)	40.0	0.0	0.0	0.0	0.0	0.0	40.0	\$8,200.00
6.3 Prepare & File NOD	0.0	0.0	2.0	0.0	1.0	38.0	41.0	\$3,915.00
6.4 County Public Hearings (1) (NEW for MOU)	8.0	0.0	0.0	0.0	0.0	0.0	8.0	\$1,640.00
Subtotal	80.0	20.0	2.0	0.0	1.0	38.0	141.0	\$24,015.00
7.0 Fort Ord Reuse Plan Consistency Analysis								
7.1 Request for Consistency Determination	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0.00
7.2 FORA Hearing Presentations (5)	40.0	0.0	0.0	0.0	0.0	1.0	41.0	\$8,295.00
Subtotal	40.0	0.0	0.0	0.0	0.0	1.0	41.0	\$8,295.00
8.0 LAFCO Process								
8.1 Prepare LAFCO Annexation Application	8.0	0.0	40.0	2.0	4.0	1.0	55.0	\$6,565.00
8.2 Prepare for and Attend LAFCO Annexation Hearing	16.0	0.0	0.0	8.0	2.0	1.0	27.0	\$4,565.00
Subtotal	24.0	0.0	40.0	10.0	6.0	2.0	82.0	\$11,130.00
9.0 Follow Up								
9.1 Follow up tasks	24.0	0.0	0.0	0.0	4.0	0.0	28.0	\$5,300.00
Subtotal	24.0	0.0	0.0	0.0	4.0	0.0	28.0	\$5,300.00
Total (Hours)	384.0	20.0	42.0	12.0	21.0	61.0	Total Hours	Total Cost
Total (Cost)	\$78,720.00	\$3,700.00	\$4,410.00	\$1,500.00	\$1,995.00	\$5,795.00	528.0	\$96,120.00
Total Costs								\$96,120.00



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 9.D.

TO: City Council

FROM: John Dunn, City Manager

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services

DATE: April 2, 2015

**SUBJECT: CONSIDERATION OF OPTIONS FOR ENGAGING A DEVELOPER
FOR 3.5+/- ACRES AT THE CORNER OF LIGHT FIGHTER
DRIVE AND 1ST AVENUE IN THE FORMER FORT ORD**

PURPOSE

The purpose of this item is for the City Council to consider options for engaging a developer for 3.5+/- acres at the corner of Light fighter Drive and 1st Avenue in the Former Fort Ord (the "Site").

RECOMMENDATION

It is recommended that the City Council receive staff's presentation and provide direction to staff as it deems appropriate.

BACKGROUND

On December 19, 2013, the City Council entered into an Exclusive Negotiating Agreement (the "ENA") with Harbhajan S. Dadwal (the "Developer") to develop a 110-room hotel and restaurant on up to 3.5+/- acres of at the corner of Light fighter Drive and 1st Avenue in the former Fort Ord. The proposed project site is a portion of city-owned property commonly referred to as the "26 acres" land site. In March 2014, the City and Successor Agency entered into an ENA with KB-Bakewell Seaside Ventures, LLC to develop an integrated mixed-use project on the remainder of the "26 acre" land site and the Surplus II land site.

Over the course of a year, Mr. Dadwal submitted a conceptual plan, completed a market feasibility study and negotiated a land purchase price with staff. On December 18, 2014, the City Council approved a First Amendment to the ENA to allow the additional time needed for the Developer to prepare and submit development applications and for the City to process the required entitlements and to comply with the California Environmental Quality Act ("CEQA").

The First Amendment extended the ENA period to June 19, 2016 with provision of an administrative extension by the City Manager of ninety (90) days provided that the Developer is not then in default under the ENA, all terms of the DDA have been negotiated and agreed to by City staff, and the extension is necessary in order to complete compliance with CEQA and obtain Project and DDA approvals.

On February 2, 2015, the Developer submitted a letter withdrawing from the ENA. The City Council accepted this letter of withdrawal at its February 19 meeting.

OPTIONS FOR SOLICITING A DEVELOPER

Staff is presenting three options for the City Council to consider. It is recommended that the City Council provide staff direction.

Option 1: *City offers the Site to KB-Bakewell Seaside Venture, LLC to incorporate into its proposed integrated mixed-use project.* Under this option, the Site would become part of the regional retail land uses KB Bakewell proposes as part of its adjacent project. There would be no requirement to develop a hotel and restaurant on the Site. However, if KB Bakewell wished to include a hotel and restaurant within the “26 acres” land site, they may do so. The timing for development of the Site would be tied to the overall development of the “26 acres” land site.

This option would require the City Council considering and approving a new ENA to add the Site to the contemplated mixed-use project of the current ENA. Because the Site is City-owned, The new ENA would not be required to obtain Successor Agency, Oversight Board or Department of Finance approval.

Option 2: *City offers Site to KB-Bakewell Seaside Venture to develop a hotel and restaurant..* A new ENA would be entered into with the City for the development of hotel/restaurant. The ENA would require that the hotel/restaurant development would move forward independently, and in advance of, the regional retail uses proposed on the remainder of the “26 acres” land site. In order to enter into the ENA, KB-Bakewell would be required to provide a conceptual site plan, development schedule and proposed financing program for the hotel and restaurant. A separate developer deposit of \$25,000 would also be required prior to executing the ENA. As in Option 1, the new ENA would not be required to obtain Successor Agency, Oversight Board or Department of Finance approval.

Option 3: *Council directs staff to proceed with issuing a Request for Proposals (RFP) soliciting a developer for the proposed hotel/restaurant project.* Staff would prepare and release a RFP soliciting the development of a 100+/- room select service hotel and a sit-down restaurant following the City adopted process. The RFP would include a request for a Statement of Qualifications, a conceptual site plan, development schedule and proposed financing program for the hotel and restaurant. The City Council would consider entering into an ENA with the selected Developer.

Under Option 1, an updated appraisal would be required to incorporate the Site. Under Options 2 and 3, a market study update and a new appraisal would be prepared to serve as the basis for business term negotiations with the selected developer.

FISCAL IMPACT

There is no fiscal impact to the General Fund associated with this item.

ATTACHMENTS

Reviewed for Submission to the
City Council by:



John Dunn, City Manager



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 9.E.

TO: City Council

FROM: John Dunn, City Manager

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services

DATE: April 2, 2015

**SUBJECT: DISCUSSION REGARDING CITY STAFF RESPONSE TO
MAHONEY & ASSOCIATES LETTER OF INTEREST TO MARKET
AND LIST SEASIDE EAST PROPERTY**

PURPOSE

The purpose of this item is for the City Council to discuss City staff's response to the Marketing and Listing Proposal received from Mahoney & Associates on December 17, 2014.

RECOMMENDATION

It is recommended that the City Council receive staff's presentation, discuss the Mahoney & Associates' proposal, and provide staff direction as it deems appropriate.

BACKGROUND

Attached to this report are meeting discussion topics and correspondence between Glover Enterprises, Mahoney & Associates and City staff.

September 19, 2014: Discussion Topics prepared by Glover Enterprises, Mahoney & Associates for meeting with City staff.

September 22, 2014: Email from City staff to Mahoney & Associates providing links to Seaside East Conceptual Master Plan and the adopted Unsolicited Proposal Process and Forms.

September 29, 2014: Letter from Glover Enterprises requesting Exclusive Right to market Seaside East to developers to design and build a High Tech Campus.

October 6, 2014: City Manager initial response to Glover Enterprises' letter dated September 29, 2014 requesting Exclusive Right to market Seaside East.

October 15, 2014: City staff response to Glover Enterprises' September 29, 2014 request for an Exclusive Right to market Seaside East.

December 17, 2014: Marketing and Listing Proposal for Seaside East Property from Mahoney & Associates.

February 23, 2015: City staff response to Marketing and Listing Proposal for Seaside East Property dated December 17, 2014 from Mahoney & Associates.

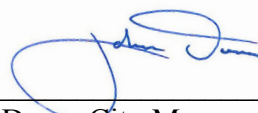
FISCAL IMPACT

There is no fiscal impact to the General Fund associated with this item.

ATTACHMENTS

1. March 11, 2015 Memo from City Manager
 2. Meeting Discussion Topics 9.19.14
-

Reviewed for Submission to the
City Council by:

A handwritten signature in blue ink, appearing to read "John Dunn", is written over a horizontal line.

John Dunn, City Manager

Date: March 11, 2015
To: Honorable Mayor and City Council Members
From: John Dunn, City Manager
Subject: Mahoney Proposal – Most Effective Use of Staff Time

The staff's letter to Mr. Patrick Stafford of Mahoney and Associates sets forth the basic reasons we believe a sales effort on behalf of the Seaside East properties is premature at this time. I would like to expand on the fourth bullet which states in part:

If the City were to be involved in an active marketing campaign, potential companies/developers will ask many questions of the marketing team, which will then ask these questions of the City staff/City Council members, who will be expected to (but will not be able to) give precise answers to these questions. The high tech industry moves at lightning speed to take advantage of the rapidly changing technology market. Prospective companies or developers will ask a number of questions about allowable land uses, siting, acreages, availability of high-speed internet, water supply, etc., which cannot be answered at this time.

In regard to Seaside East these are some of the issues that are before the City at this time, and for some time in our future.

1. The property will not be under the ownership of the City until 2017, or possibly later.
2. The land use designating the City's adopted General Plan is basically low-density residential.
3. The City's best indication of future land use is shown in the document "2010 Seaside East Conceptual Master Plan," which sets forth a number of desired uses; however this "Plan" has not been officially sanctioned by being incorporated into the City's General Plan and Zoning Ordinance. Therefore the land is not entitled (except for residential development) which is the usual need and desire of a prospective developer.
4. The City is on the threshold of a General Plan Amendment process, which process is designed for wide public participation, and will take an estimated two years for completion. No one can say for certain what will come out of this process, though quality light industrial development has certainly been discussed as a desirable use, as has a sports field complex and other desired uses.
5. The area is capable of being provided with sewer services through the Seaside County Sanitation District, but as of now the discussion with MCWD and LAFCO are being pursued but unresolved, and MCWD, under an agreement with FORA, is the official provider of sewer service for the area..

6. The area, under the FORA/MCWD agreement is to receive water services from the MCWD, but as of the present the MCWD water supply augmentation plan is presently before the FORA Board and unresolved.
7. An absolute essential for quality high-tech light industrial use is fiber optic cable/high speed internet service, and this does not exist for the area at this time.
8. A part of the reason that the property has not been made available to the City as yet is that the monitions removal process has not been completed as yet by the U.S. Army, and they are the agency which controls that time schedule.
9. The Council will recall my memo to you of January 28, 2015 (attached) which sets forth the 34 requirements of the FORA land use plan placed on the City, the majority of them tied to the completion of the City's General Plan Amendment process. These technical studies are required by the Base Reuse Plan.
10. Before the City can sell its properties in the Former Fort Ord area, a "consistency determination" has to be made by the FORA Board and, under the conditions listed above, there is a limited likelihood of such a consistency determination being made in the City's favor until certain outstanding issues are resolved.

It is true that all of the above areas are being worked on, with many of them contingent upon the completion of the General Plan Process, which is at least two years away from completion.

Here's my principal concern with the above. Let's assume, undoubtedly correctly, that Mahoney and Associates, or another quality firm, would do a great job in attracting interest in future development in the Seaside East area. They or City representatives, subsequently, will be dealing with some of the best business minds in America.

A few sample questions they will in all likelihood be asking are:

1. Do you own the land?
2. When will you get title to the land?
3. Is the land entitled?
4. What particular portion of the property could my company utilize?
5. How soon can we get the land?
6. How much will it cost?
7. Is there a water supply (or allocation)? When and how will we get it? Is it guaranteed?
8. Do you have sewer service to this land? How soon? From MCWD or SCSD?
9. Do you have broad band access? When will we be getting it?
10. Can we enter into an Exclusive Negotiating Agreement?
11. How soon can we get to a Development and Disposition Agreement?
12. How can we make this work?

The above is just a small sampling of the kinds of questions City representatives will be asked, and during the next two years or so they will be very difficult or impossible to answer. Not being able to provide these answers quickly and dependably will become a source of frustration to all parties and, in the end, may hinder rather than facilitate development of the property.

Mayor and City Council
March 11, 2015
Page 3

If this were a pure City project, the answers might come more quickly. But being a City/FORA/MCWD/U.S. Army/etc. project, the answers may be slower (and more expensive) in coming.

Just this morning (Wednesday) I heard the Vice-President for Real Estate of a major company say, after discussing fees/review process for retail projects, “the real impact is uncertainty.” Another Real Estate Manager for a large company said, “once we make up our minds that we want to be there, we want to be there as soon as possible.”

One of the tasks of the City Manager is to protect City resources which certainly include the time and the mental health of its staff members.

I can see that going ahead with marketing the property at this time will place the City staff, and ultimately the Council, in an untenable position. Prospective developers will demand answers to questions that can’t be answered. The limited staff would be pulled from tasks with higher pay-off for the City.

I can easily envision a “worst case scenario” where attempts to respond to appropriate questions, in a situation where definite and dependable answers can’t be given, presents a case of frustration and possible failure.

This is just an elaboration of one point in the letter. Mrs. Ingersoll or Mrs. Brinton may want to further explain other points.

Thank you for considering the above point.

Attachment: FORA Land Use Plan Requirements on the City

Discussion Topics
Meeting with City of Seaside
9/19/2014

- A. We hope to interest the City of Seaside in participating in a BIG DEAL to develop the 750 acres of land, East from the intersection of Broadway and Jim Moore Blvd.
- B. We have a number of major Silicon Valley companies that have shown interest in developing the City of Seaside's land in Fort Ord into a "High Tech Campus". We are requesting that the City of Seaside grant Glover Enterprises and Mahoney & Associates the exclusive right to market the opportunity to the various interested companies.
- C. *The City Of Seaside's Roll:* Following the Seaside Auto Center model, the City would agree to:
 - 1. Sell the land to the development Group for a maximum of \$1.50 per square foot.
 - 2. Stream line the approval process in order to guarantee that the development project will be "Shovel Ready" no more than 18 months from the date the agreement is signed.
 - 3. Use the Cities political strength to water allocation to the 750 acres.
- D. *The Consultant and Broker Team:*
 - 1. Glover Enterprises and Mahoney & Associates are seasoned real estate professional groups.
 - 2. Together, the firms will market the opportunity to the various corporate candidates.
 - 3. The firms' local expertise on private/public partnerships will ensure a successful path to completion.
 - 4. Bring a development group to the table that will provide a minimum of 3,000 middle income jobs to Seaside
- E. *The Project Requirements:* In order to take advantage of this opportunity, the developers must purchase all 750 acres. The project applicant must include:
 - 1. Present conceptual and final plans to the City for approval for the entire project prior to closing escrow on the land.
 - 2. Install all infrastructure, including: roads, streets, utilities, fiber optic cable, open space and landscaping.
 - 3. Wherever possible, include plans for compliance with sustainable building practices.

WHAT IS A “HIGH TECH CAMPUS” ?

A High Tech Campus is a center where several mega companies such as: Apple, HP, Google and Microsoft come together to work to develop ecosystems, new technology and new products.

The largest such campus in the world is in the Netherlands. It house under it's campus umbrella over 100 smaller companies and institutions. The Netherland campus has a staff of over 8,000 workers from 50 different Countries.

OPEN INNOVATION

In today's world, it's all about collaboration. With the current state of technology, a single firm solution is a thing of the past. Specialist Companies, Knowledge Institutions and Governments are increasingly joining forces. Open innovation is the preferred work approach on high tech campuses. As a result of innervations, companies can concentrate on their core areas of competencies'. Campus companies inspire one another by sharing knowledge, experiences and facilities. As a result, innervations are achieved quicker, with less cost and usually of better quality. This gives High Tech Campus collaborators a clear competitive edge in a highly competitive market.

SUSTAINABILITY

The proposed project will feature open space with Green Park like character which will create a pleasant working environment. The developers will work in concert with the City to insure that the campus remain environmentally friendly. For example, the campus will encourage the reduction of CO2 emissions by:

- Facilitating car pooling
- Excellent connections with public transportation
- Campus bikes to move around campus.
- Buildings will be equipped with solar cold and heat storage.

A project of this type would not only be great for Seaside, but it would enhance the economy of the entire Monterey Peninsula. The project may or may not have a housing component.

**HOW DO YOU FEEL ABOUT USING THE 750 ACRES
OF CITY LAND TO DEVELOP A HIGH TECH CAMPUS ?**

1. WILL IT BRING MIDDLE INCOME JOBS TO SEASIDE ? YES NO
2. IS THERE AVAILABLE WATER TO SUPPORT A PROJECT
OF THIS MAGNITUDE? YES NO
3. WILL OUR NEIGHBERING CITIES SUPPORT THIS
DEVELOPMENT ? YES NO
4. IS THE MAYOR AND CITY COUNCIL WILLING TO FIGHT
TO BRING THIS PROJECT CONCEPT TO SEASIDE ? YES NO
5. THE LAND IS NOT SUITED FOR DEVELOPMENT AND
SHOULD BE RETAINED AS OPEN SPACE ? YES NO
6. DO YOU SEE ANY MAJOR ADVANTAGES TO USING
LOCAL COMPANIES TO MARKET THIS LAND ? YES NO
7. DO YOU FEEL THAT OUR FEDERAL AND STATE
REPRESENTATIVES WILL SUPPORT SEASIDE TO
DEVELOP THIS LAND? YES NO
8. WILL THE CITY AGREE TO SELL THE LAND FOR
A MAXIMUM OF \$1.50 PER SQUARE FOOT? YES NO
9. WILL THE NO GROWTH PEOPLE FIGHT TO
STOP DEVELOPMENT OF THIS LAND ? YES NO
10. CAN YOU NAME 5 ADVANTAGES TO THIS
PLAN ? YES NO
11. CAN YOU NAME 5 DISADVANTAGES ? YES NO
12. DO YOU LIVE OR WORK IN SEASIDE ? YES NO

Lisa Brinton - Re: City of Seaside's Fort Ord Land

From: Lisa Brinton
To: Lisa Brinton
Date: 3/10/2015 5:28 PM
Subject: Re: City of Seaside's Fort Ord Land
CC: APG06@aol.com; Diana Ingersoll; Peter Baird; glover.ron1@gmail.com

Thank you very much Lisa.

Best,

Patrick

On Mon, Sep 22, 2014 at 1:55 PM, Lisa Brinton <LBrinton@ci.seaside.ca.us> wrote:

Hi Patrick,

As we discussed during our meeting, I am forwarding the link to the Seaside East Conceptual Master Plan on the City's website.

Seaside East Conceptual Master Plan

<http://www.ci.seaside.ca.us/Modules/ShowDocument.aspx?documentid=3006>

Unsolicited Proposal Process and Forms

Attached below is the flow chart outlining the city's adopted Unsolicited Proposal Process, a chart outlining the estimated timeframe for proposal processing, and the submittal check list and evaluation form.

Please let me know if you have any questions or if I can be of further assistance.

Regards.

Lisa

Lisa Brinton
Community and Economic
Development Services Manager
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955
[831-899-6883](tel:831-899-6883) (T)
[831-899-6211](tel:831-899-6211) (F)
lbrinton@ci.seaside.ca.us

City Hall Hours:

Monday - Friday 8a.m. - 5:00 p.m.



"Please consider the environment before printing this email and remember to print double-sided whenever possible."

>>> Patrick Stafford <pstafford@mahoneycommercial.com> 9/22/2014 12:32 PM >>>

Hi Diana and Lisa,

Thank you for taking the time to meet with us last Friday. We look forward to reviewing the proposed plan for the City of Seaside's Fort Ord Land and the unsolicited proposal process.

Best,

Patrick

--

Patrick D Stafford
Mahoney & Associates

Commercial Real Estate
501 Abrego Street
Monterey, CA 93940

T: [831-646-1919](tel:831-646-1919) (ext: 113)

C: [831-238-3592](tel:831-238-3592)

F: [831-646-1115](tel:831-646-1115)

BRE License #01857243

www.mahoneycommercial.com



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Mahoney & Associates
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BRE License #01857243

www.mahoneycommercial.com



GLOVER ENTERPRISES

P.O. Box 957
Seaside, CA 93955
831-394-4885

RECEIVED
OCT - 3 2014
CITY MANAGER'S OFFICE

September 29, 2014

Mr. John Dunn, City Manager
440 Harcourt Ave.
Seaside, CA 93955

Dear Mr. Dunn;

We would like to thank you and your senior staff for giving us the opportunity to discuss our vision of a High Tech Campus in Seaside.

As follow up to our meeting, we are asking that the City grant Glover Enterprises and Mahoney & Associates the exclusive right to market the 750 acres of land which lies East from the intersection of Broadway and Jim Moore Blvds.

We clearly understand that as of this time the land has not been transferred to the city. However, we are hopeful that this could happen as early as mid 2015. Even at this juncture an exclusive right will give us the credential needed to officially negotiate with Silicon Valley and other potential out of area developers.

A development of the magnitude envisioned will provide an economic engine that should booster the cities annual income into the next century. As a condition to acquiring and developing the land; we are proposing that the developer must guarantee to bring a minimum of 3,000 middle income jobs to Seaside.

As a minimum, the principals to the requested exclusive right to negotiate will agree to provide the following:

The City of Seaside:

1. After the land transfer to City of Seaside, agree to sell the land to a developer(s) for a maximum of \$1.50 per square foot.
2. Make a conscious effort to streamline the approval process to have the planned project "Shovel Ready" within 18 months from the date the land is sold and all agreements are signed.
3. Identify and obtain a water allocation sufficient to satisfy a development of this magnitude. (actual size TBA)

Consultant/ Brokerage Team:

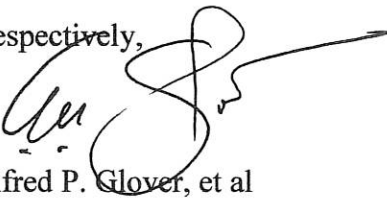
1. Glover Enterprises and Mahoney & Associates are seasoned local companies that have been in business for over three (3) decades.
2. Bring to the City a developer(s) that will purchase and develop the land and will bring a minimum of 3,000 middle income jobs to Seaside.
3. Assist the City staff with zoning ideas, project reviews etc.

Project Developer(s).

1. Present conceptual and final plans to the City for approval of the entire project before closing escrow on the land.
2. Purchase the land.
3. Install all infrastructure to include: roads; streets/curbs/gutters; utilities; fiber optic cable; open space and landscaping.
4. Incorporate energy efficient materials and water saving measures in all project plans.

If this is a project you can support, we will be happy to meet with you to discuss any details which were omitted or may require clarification. Thank you in advance for considering this request.

Respectively,



Alfred P. Glover, et al

cc: Mayor and Council



OFFICE OF THE CITY MANAGER

440 Harcourt Ave., Seaside, CA 93955

Phone (831) 899-6700 • Fax (831) 899-6227

October 6, 2014

Mr. Alfred P. Glover
Glover Enterprises
P.O. Box 957
Seaside, CA 93955

RECEIVED
CITY OF SEASIDE
OCT 08 2014
RESOURCE MANAGEMENT
SERVICES

Dear Mr. Glover,

I just wanted to know that, as of October 3rd, I am in receipt of your letter of September 29, 2014.

First, thank you for taking the initiative and for submitting your most interesting proposal.

The staff desires to respond to it as quickly as we reasonably can, but we also want to do so in the most thoughtful way.

As you know from our previous discussion, your letter raises several policy issues which we must think through, and also asks the City to make several major commitments. These are matters of importance that we must thoroughly explore, as I'm sure you understand.

Lisa is gone this week, she is important to our internal discussions.

We shall respond as soon as we have the best answers to the questions that are raised by your proposal.

Again, thank you for your initiative regarding the proposed project.

Personal best regards,


John Dunn
City Manager

Cc: Mayor and City Council
Diana Ingersoll, Deputy City Manager-Resources Management Services
Lisa Brinton, Community and Economic Development Manager



RESOURCE MANAGEMENT SERVICES

440 Harcourt Avenue
Seaside, CA 93955

Telephone (831) 899-6737
FAX (831) 899-6211

October 15, 2014

Glover Enterprises
P. O. Box 957
Seaside, CA 93955

Subject: Request to enter into an exclusive right to market the 750 acres of land known as Seaside East

Dear Mr. Glover:

I am responding to your letter dated September 29, 2014 in which you request exclusive rights to market the 750 acres of land which lies east from the intersection of Broadway Avenue and General Jim Moore Boulevard.

As you are aware, there are risks associated with the subject property. At this time these lands have not transferred to the City. Subsequent to our meeting on September 22, 2014, Fort Ord Reuse Authority staff informed the City that they do not anticipate these lands transferring to the City until the end of 2017. This is approximately two years later than previously anticipated. Other development risks include the need to undergo a general plan and zoning amendment to change land use designations from low density residential to a land use that would accommodate the proposed High Tech Campus, and the lack of water supply to support the scale of the proposed development.

Knowing these risks, should you and your development team wish to proceed, it is requested that you formally submit your proposal following the City Council adopted procedures for reviewing and evaluating unsolicited proposals. The Unsolicited Proposal process and forms were provided to you and your team via electronic mail. Copies of these forms are enclosed with this letter.

In the meantime, staff is available to meet with you and any prospective developers or businesses to discuss the site and future development opportunities. Please feel free to contact me at (831) 899-6883 or at lbrinton@ci.seaside.ca.us if I can be of further assistance.

Sincerely,

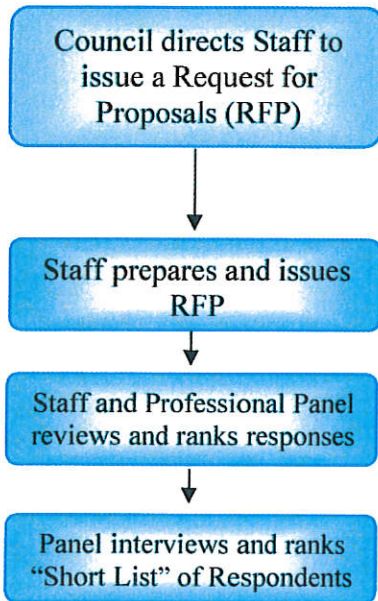
A handwritten signature in blue ink that reads "Lisa Brinton". The signature is fluid and cursive, with the first name "Lisa" and last name "Brinton" clearly distinguishable.

Lisa Brinton
Community and Economic Development Services Manager

Cc: Mayor and City Council
John Dunn, City Manager
Diana Ingersoll, Deputy City Manager – Resource Management Services

PROCESS FOR CONSIDERING PROJECT PROPOSALS

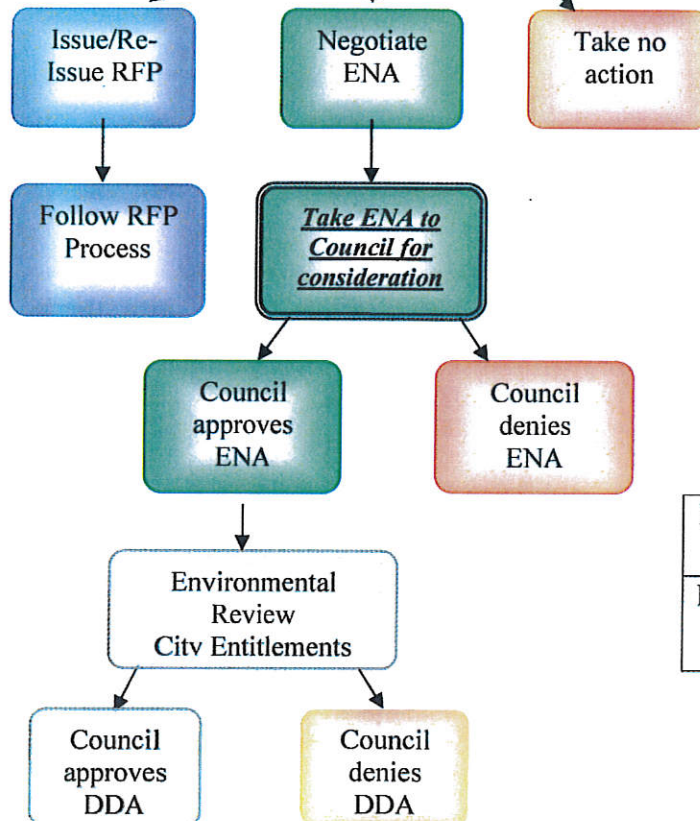
SOLICITED PROPOSALS



UNSOLICITED



Staff takes recommendation to Council for consideration



ENA	Exclusive Negotiating Agreement
DDA	Disposition and Development Agreement



PROJECT PROPOSAL(SOLICITED/UNSOLICITED) REVIEW TIMELINE

Staff Receives an Unsolicited Proposal	
Staff reviews proposal for completeness	5-10 days
Staff evaluates proposal based on adopted criteria	5-10 days
Professional peer review of proposal if needed	5-10 days
Staff takes recommendation to City Council for consideration	10-15 days
Total Estimated Time	25 - 45 days
Board Directs Staff to Issue a Request for Proposals	
Staff prepares and issues RFP	25-45 days
Proposal response time	25-45 days
Staff and Professional Panel reviews and ranks responses	20 days
Panel Interviews and ranks "Short List" of respondents	1 day
Staff takes recommendation to City Council for consideration	14 days
Total Estimated Time	90 - 125 days
Council Directs Staff to Negotiate an Exclusive Negotiating Agreement	
Staff provides ENA boilerplate document with proposed terms and conditions	5-10 days
Respondent review of and comment on draft ENA document and terms	5-10 days
Negotiation of ENA terms; legal council review	10-15 days
Staff takes ENA to Council for Consideration and Council approves ENA	10-15 days
Total Estimated Time	30 - 50 days
Environmental Review and Entitlement Process (1-24 months)	
Exempt	30 days
Addendum to EIR	4 months
Initial Study Negative Declaration/Mitigated Negative Declaration	6 months
Environmental Impact Report	12 - 24 months



UNSOLICITED PROPOSAL SUBMITTAL CHECKLIST

Date: _____

Applicant Name/Title: _____

Contact Information: _____

Project Name: _____

Project Location: _____



All information requested including the fee, in this checklist must be received for staff to consider an unsolicited proposal request. Complete proposals will be evaluated based on the criteria outlined in the attached Unsolicited Proposal Evaluation Form.

	Received by	Date
Applicant(s) Contact Information: ☐ Provide name, address, telephone, email and other pertinent contact information ☐ Identify if sole proprietorship, partnership or corporation		
Applicant(s) Experience: ☐ List past relevant projects/experience		
Project Location: ☐ Identify project site location and list Assessor Parcel Numbers and property ownership.		
Project Description: ☐ Provide a one page written description of the proposed project including square footage estimate of all proposed uses ☐ Provide a conceptual site plan of the project (bubble drawing)		
Project Schedule: ☐ Outline estimated project schedule including major milestones and any phasing of the project		
Project Financial Structure: ☐ State estimated project cost. ☐ Identify sources of cash and structure of equity and/or debt financing ☐ Submit the last three (3) years audited personal and/or corporate financial statements of the members of the team that would be expected to make an investment in the project.		
Economic/Community Benefits: ☐ Provide an estimated number and identify type of temporary and permanent jobs created. ☐ Provide an estimate of potential revenue streams for the city.		

UNSOLICITED PROPOSAL SUBMITTAL CHECKLIST

☐ Identify community benefits resulting from the project. (i.e.: amenities, resources or services).		
References: ☐ Provide three (3) relevant business references		
Submittal: ☐ Completed submittal checklist ☐ Submittal fee: non-refundable deposit of \$1000.00 ☐ All identified documents are submitted to Resources Management Services: Community and Economic Development Division of the City of Seaside 440 Harcourt Ave., Seaside, CA 93955		

For further assistance, please contact the Community and Economic Development Division at 831-899-6825.



UNSOLICITED PROJECT PROPOSAL EVALUATION FORM

Date: _____

Applicant: _____

Project Name: _____

Project Location: _____

Evaluator: _____



Evaluations are to be based on completeness of the project proposal, demonstrated qualifications and financial capacity of applicant, and consistency with the City's Strategic Planning Goals and Objectives and land use documents. Criteria to be considered will include, but not be limited to, the following:

- The qualifications, capacity and past experience of the applicant to execute projects of similar scale and type.
- Evidence of project team's capacity to raise sufficient equity/debt capital to carry the project to completion in a timely manner.
- Proposed project's consistency with the goals and objectives of the City's adopted plans and land use documents.

Criteria	Rating (Scale 1-5) (5 = highest)	Comments
Organization, clarity, and completeness of proposal		
Qualifications and experience of key personnel: Do the key personnel to be assigned to this project have experience with projects of a similar complexity and nature?		
Project Description: Does the proposal clearly describe the proposed project components including estimated square footage?		
Project Schedule: Does the proposed timeline meet the City's goals and objectives? Has the firm/team demonstrated its ability to achieve project delivery timelines for projects of a similar complexity and nature?		
Project Financing: Are identified sources of funds realistically obtainable and sufficient to ensure project completion?		
Consistency with City Goals and Objectives: Do the proposed project component(s) reflect(s) "highest and best use" of the site in that it is (they are) consistent with the City's Strategic		

UNSOLICITED PROJECT PROPOSAL EVALUATION FORM

Goals and objectives and land use documents?		
Public/Economic Benefit: What is overall impact on greater community and benefit to the city? What is the likely economic impact (e.g. revenue and job creation)?		
References: Do references of past experience support ability to implement and complete project?		
Total/Recommendation:		



EXCLUSIVE NEGOTIATING AGREEMENT STANDARD BUSINESS TERMS

General Terms

- The ENA provides the development team time to define their project description, complete market and financial feasibility studies, and conduct due diligence for a proposed project. The Developer is required to provide a project description for CEQA and entitlement purposes.
- The ENA provides the City time to prepare and process all required environmental review, economic review and discretionary actions required for consideration of project approval and the conveyance of property for development.
- During the ENA Period the City or Successor Agency (Agency) shall not negotiate with any person or entity other than the Developer for the sale, lease or development of the identified site.
- Neither Party is under any obligation to enter into a Purchase and Sales Agreement (PSA), Disposition and Development Agreement (DDA) or Ground Lease.
- City or Agency may terminate the Agreement if Developer fails to comply with the ENA terms and conditions.
- All due diligence cost and expenses are born by the Developer. This includes staff time, legal fees, title search, environmental review, physical due diligence, engineering, financial, and feasibility investigations, reports and analysis.
- Land speculation is not permitted.

Developer Deposit

A base deposit of \$25,000 is required prior to execution of an ENA. This base deposit is to cover all costs incurred by the City related to the negotiation of the ENA and staff review of application submittals. These costs include fully burdened staff time, legal fees, and any other required consultant costs. This initial deposit will be increased in the range of \$5,000 to \$15,000 based on the complexity of the project. Project complexity is defined as follows.

plus \$ 5,000.00	Additional permit processing (i.e.: subdivision map, etc.)
plus \$10,000.00	Required code amendments
plus \$15,000.00	Required outside agency approval



EXCLUSIVE NEGOTIATING AGREEMENT STANDARD BUSINESS TERMS

Within six months of executing the ENA, the applicant must have submitted sufficient information for staff to initiate the required California Environmental Quality Act (CEQA) environmental review documents. Prior to commencing environmental review the applicant must deposit an additional amount in the range of \$5,000 to \$50,000 to cover all costs associated with the preparation and consideration of the required level of environmental documents.

\$5,000.00	Exempt
\$15,000.00	Initial Study/Negative Declaration
\$20,000.00	Initial Study/Mitigated Negative Declaration
\$50,000.00	Environmental Impact Report

Deposit amounts listed above are only the minimum initial amount and do not constitute the final total cost for project processing. Staff will not proceed or issue a notice to a consultant to proceed with a scope of work without sufficient funds deposited to cover the costs for such scope.

Current policy requiring that deposits are replenished on a monthly basis will remain unchanged. The Developer shall deposit with the City monies sufficient to replenish the deposit within ten (10) days after receipt of written invoice from the City showing the cost previously paid with deposit funds. Any remaining amount of the deposit shall be delivered to the Applicant within thirty (30) business days after the earlier of: (i) the execution of a Disposition and Development Agreement, or (ii) the termination of the ENA.

Term of ENA

Set term of one (1) year with a provision of up to one (1) five (5) months and one (1) three (3) months administrative extensions by the City Manager/Executive Director for the sole reason to allow for the completion of the required California Environmental Quality Act (CEQA) environmental review documents.

Requests for extensions for reasons other than the completion of CEQA required environmental review documents shall be taken to the City Council for consideration.





December 17, 2014

Mr. John Dunn, City Manager
City Of Seaside
440 Harcourt Ave
Seaside, CA 94955

Delivered Via Email

cc: Mayor Ralph Rubio
Members of the Council

RE: Marketing & Listing Proposal
Seaside East Property

Dear Mr. Dunn

Thank you for taking the time to meet with my colleagues and me (Mahoney & Associates/Glover Enterprises) to discuss the possibility of M&A/GE's retaining the exclusive right to market the Seaside East property. We feel as though we are most qualified for a project of this magnitude due to M&A/GE's familiarity in working with municipalities & governmental agencies, M&A/GE's understanding of the complex process that would be involved in a transaction of this nature, M&A/GE's ability to market specialty properties to targeted parties, M&A/GE's over 35 years of working in real estate on the Monterey Peninsula, and M&A/GE's vested interest from a citizen standpoint in a successful development. If granted the opportunity, M&A/GE's main focus will be marketing the property to a group of high tech companies that have the capability of developing a "High Tech Campus" on the property.

With M&A/GE's vast experience and knowledge of commercial real estate and community development, we believe a High Tech Campus at the Seaside East property is the highest and best use. The development of a facility of this magnitude would create thousands of jobs and serve as a long-term economic engine for the community, which would provide a significant and dependable income stream to the City of Seaside.

In order to attract companies to Seaside with the resources to complete a project of this magnitude we will tout the geographic area, amenities, the cost of the land, and the flexibility of the City of Seaside to aid in the completion of the high tech campus development. If given the opportunity to market this incredible property, M&A/GE, will make a concerted effort to produce qualified developers. It is important to convey that there will be no upfront expense to the City of Seaside..

We understand that whereas title to the Seaside East property is not currently held by the City of Seaside, the City of Seaside is the recognized successor in interest and will take title to the land sometime in 2017, approximately. A factor to take into account is that the time period before the City of Seaside takes title to the property could be viewed by potential developers as a negative. However, with constant communication with the various agencies involved and keeping the developers informed should help overcome any negative sentiment. This time period should also allow for ample preparation that would result in a "shovel ready" project upon the transfer of title.

To memorialize the relationship between M&A/GE, a Listing Agreement would be prepared and executed. Payment to M&A/GE would be in the form of a commission(s), which would only occur when a transaction is completed. The exact listing time period and commission amount would be agreed upon prior to executing the Listing Agreement.

If selected to market the property, Mahoney & Associates/Glover Enterprises would work with the City of Seaside to arrive at asking terms for the land. Said terms would be incorporated into the Listing Agreement. The marketing system we feel is most appropriate for this opportunity is to directly reach out to targeted potential developers. To do so, we would use M&A/GE's network of contacts within the high-tech industry to initiate discussions. Upon entering into meaningful conversations with a potential developer or developers, M&A/GE would moderate the necessary conversations between the various governmental agencies involved and the prospective developer(s). Should the conversations lead to agreed upon transfer terms, M&A/GE would facilitate the creation of all necessary transactional documents, coordinate with the escrow company, and ensure the transaction stays on track.

In closing, Mahoney & Associates/Glover Enterprises are local companies with a vested interest in a successful development, are highly qualified to successfully market the Seaside East property, and would market the Seaside East property and facilitate all transactional elements with the utmost enthusiasm. We hope to have an opportunity to further the conversation, and begin discussing the specific terms at which to market the property.

Please reach out to us if you have any questions or would like any additional information. Thank you again for considering M&A/GE's proposal.

Respectfully submitted,



Patrick Stafford et al
831-646-1919



CITY MANAGER'S OFFICE

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February 23, 2015

Patrick Stafford
Mahoney & Associates
501 Abrego Street
Monterey, CA 93940

Re: Marketing and Leasing Proposal of Seaside East property dated December 17, 2014

Dear Mr. Stafford:

First, I would like to apologize for the delay in our response to your unsolicited proposal dated December 17, 2014. Due to the holidays, staffing illnesses and family emergencies, your request for an exclusive right to market and list the property commonly known as Seaside East could not be thoroughly reviewed and discussed by staff in a timely manner.

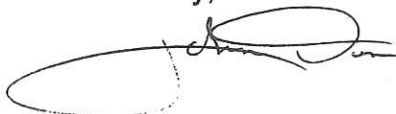
We appreciate your interest in Seaside and share your objective of attracting businesses that bring higher paying jobs to our community. Unfortunately, as previously communicated in person and in writing, the timing of your interest is premature for the following reasons.

- The City does not currently own the land. Fort Ord Reuse Authority staff anticipates that these lands will not transfer to the City until late 2017. The land transfer is contingent upon receiving sign-off from the federal Environmental Protection Agency and the Department of Toxic Substance Control confirming that the completed unexploded ordinance and munitions clean-up has met all regulatory standards. Because of the Seaside East's past use as an artillery range, when the land does transfer, deed restrictions and covenants will be recorded that could limit future uses and or site development.
- Once the City owns the land, the basic land use documents of the City which indicate or control the land uses for this area are the General Plan, which currently lists low-density residential as the primary use, the 2007 Fort Ord Market Study Report which indicates primary land uses of commercial/office and residential and the 2010 Seaside East Conceptual Master Plan which includes a preferred conceptual plan providing for a trade and exposition center district, visitor serving, business park/employment, mixed use, residential, and both active and passive recreation uses. While these subsequent studies and plans have been prepared and accepted by the City, they have not undergone the formal process of being incorporated into the City's controlling land use document: the General Plan.

- A risk for any proposed development in Seaside East includes the need to undergo a general plan and zoning amendment to change land use designations from low density residential to a land use that would accommodate the propose High Tech Campus and other commercial uses. The City is on the threshold of a major General Plan update process, which will likely take more than two years, involve major public involvement/participation, and will cost the City at least \$1,500,000. Though light industries appears to be a desired use, at this time is not prudent to predict the desired land use (s) which will come out of this process.
- If the City were to be involved in an active marketing campaign, potential companies/developers will ask many questions of the marketing team, which will then ask these questions of the City staff/City Council members, who will be expected to (but will not be able to) give precise answers to these questions. The high tech industry moves at lightning speed to take advantage of the rapidly changing technology market. Prospective companies or developers will ask a number of questions about allowable land uses, siting acreages, availability of high-speed internet, water supply, etc., which cannot be answered at this time. In addition, the issue of limited water supply is a variable that the City cannot completely control. Assurances of adequate supply need to be addressed prior to launching efforts to attract new industry to the site.
- The city adopted purchase and sale agreement standard form does not allow payment of commission by the City to a third party broker, and property must be sold at or above fair market value as established by an appraisal. Seaside's standard practice and process for securing services such as real property transactions, appraisals, and planning/environmental services is to establish an on call list. This list is established through a request and review of statements of qualification, and is approved by the City Council. This process is necessary in order to avoid any perceived violation of the City's policy which requires a minimum of three bids be obtained for services exceeding \$2,500. Since one of this has occurred, the City is not in the position to grant exclusive rights to market the Seaside East property.

The City staff appreciates your concern with the future development of the City of Seaside, and your initiative in this matter. However, for the reasons set forth above, your well-intended proposal is premature at the present time because of all the unknowns and the difficulties. Again, I thank you for your interest in bringing economic opportunity to Seaside. Staff will place you on the interested party list to receive future notifications regarding Seaside East.

Sincerely,



John Dunn
City Manager

Cc: Mr. Al Glover, Glover Enterprises
Peter Baird, Mahoney & Associates
Mayor and City Council
Diana Ingersoll, Deputy City Manager – Resource Management Services
Lisa Brinton, Community and Economic Development Services Manager